



City of Harrisonburg, Virginia

Planning Commission Meeting

July 8, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the June 10, 2009 regular meeting.

2) New Business

Preliminary Plat – City of Harrisonburg Plat Variance (Old Emswiler Farm)

Consider a request from the City of Harrisonburg to preliminarily subdivide an 86 +/- acre parcel into two lots. A variance per Section 10-2-42 (d) is required to permit the smaller 15,745 +/- sq. ft. to not have public street frontage. The lot, zoned, R-1, Single Family Residential District is located at 1020 Greendale Road and can be found on tax map 98-A-1.

Alley Closing – Between Effinger and Kelley Streets (Adjacent to 33-G-1B, 2A, 3A, 4, & 5)

Consider a request from Donna R. Brock to close an undeveloped alley located between Effinger Street and Kelley Street. The right-of-way is 10-feet wide by 217-feet long and is located adjacent to 33-G-1B, 2A, 3A, 4, & 5.

Ordinance Amendment – Section 10-3-92 and 10-3-98 (Setbacks for Structures Taller than 35 feet)

Public hearing to consider a request to modify Sections 10-3-92 and 10-3-98 of the Zoning Ordinance. The amendment would clearly specify that all structures in excess of 35 feet have increased rear and side yard setback regulations within the B-2, General Business District and the M-1, General Industrial District.

Special Use Permit – Rockingham Mutual Insurance (Shentel Communications Tower)

Public hearing to consider a request from Rockingham Mutual Insurance for a special use permit per Section 10-3-91 (4) of the Zoning Ordinance to allow a communications tower to be located within the B-2, General Business District. The property is located along an undeveloped portion of Long Avenue and can be found on tax map 28-J-12.

Rezoning – 907, 915, 917, & 919 North Main Street (ILEX LLC)

Public hearing to consider a request from ILEX LLC to rezone two parcels and a portion of a third parcel, totaling 1.23 +/- acres, from R-2, Residential District and B-2, General Business District to M-1C, General Industrial District Conditional. The properties are located along North Main Street and Ashby Avenue and can be found on tax maps 41-C-43 & 44, and a portion of 41-C-41A.

3) Unfinished Business

4) Public Input

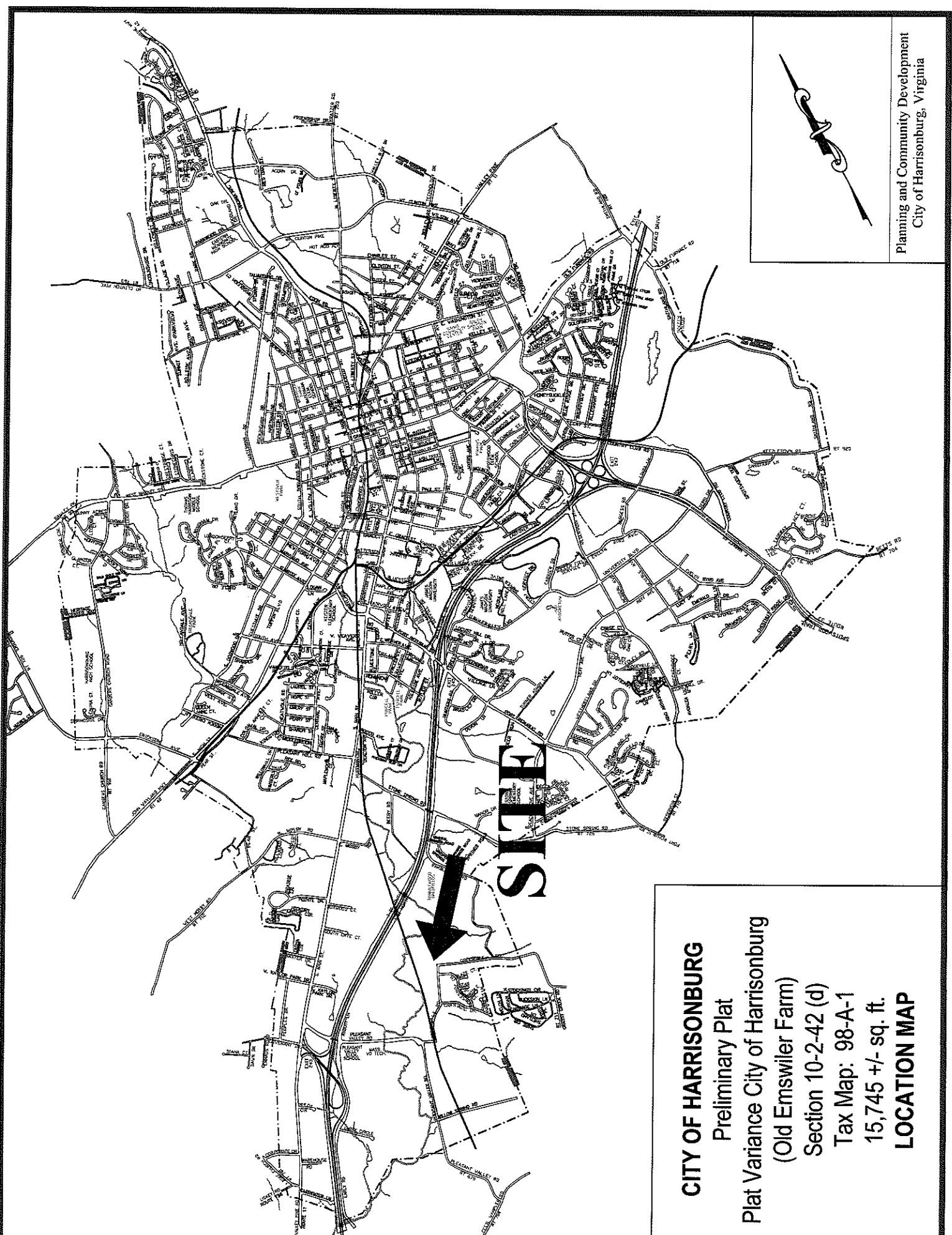
5) Report of secretary and committees

Proactive Zoning

6) Other Matters

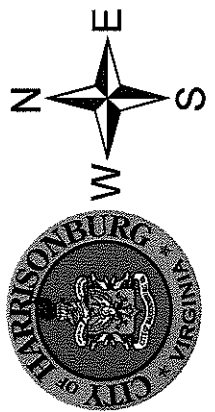
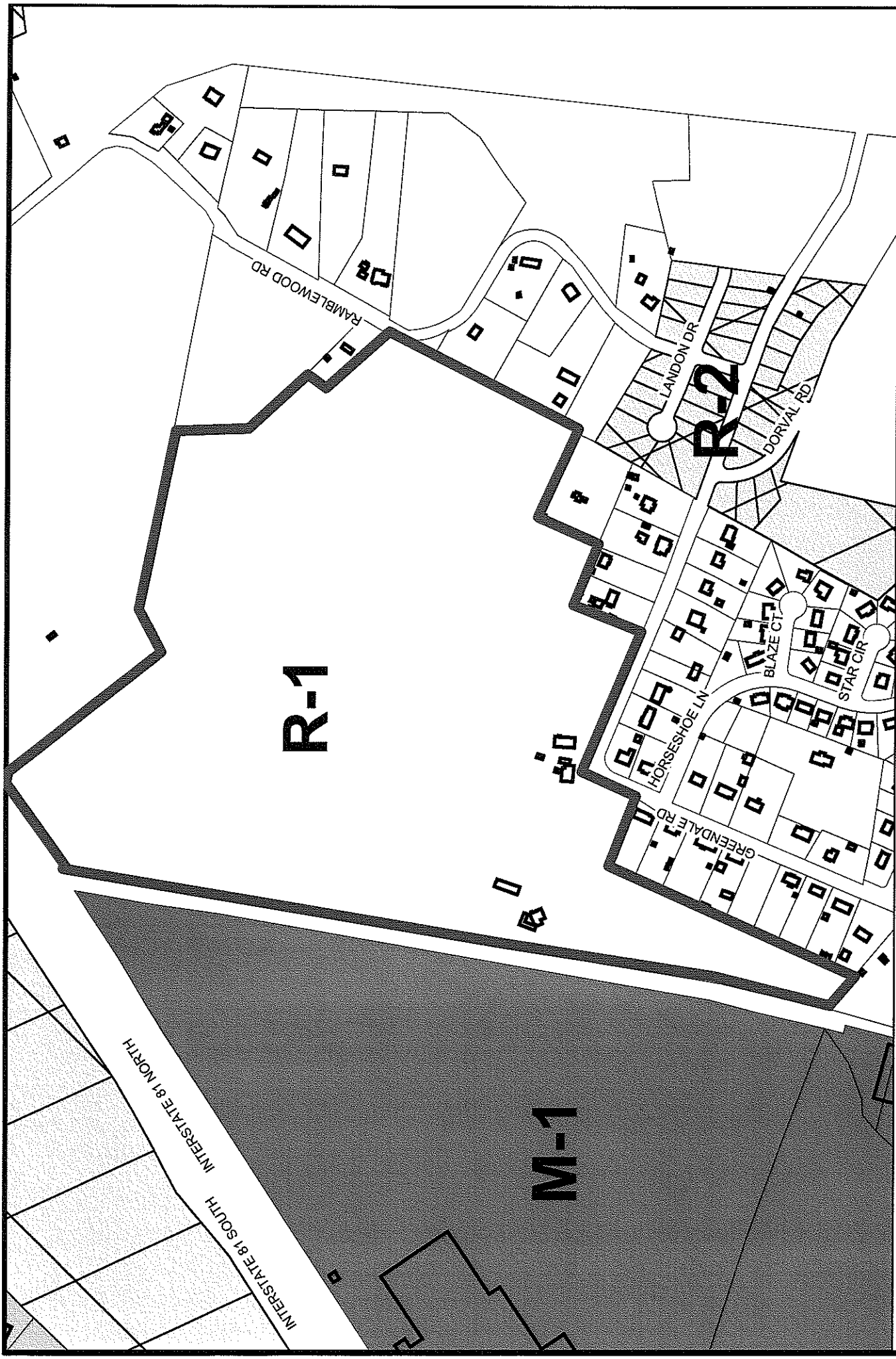
7) Adjournment

Staff will be available Tuesday August 11, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the August 12, 2009 agenda.



Planning and Community Development
City of Harrisonburg, Virginia

CITY OF HARRISONBURG
Preliminary Plat
Plat Variance City of Harrisonburg
(Old Emswiler Farm)
Section 10-2-42 (d)
Tax Map: 98-A-1
15,745 +/- sq. ft.
LOCATION MAP



Preliminary Plat Variance City of Harrisonburg
Old Emswiler Farm - Tax Map 98-A-1



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2009

PRELIMINARY PLAT – CITY OF HARRISONBURG (OLD EMSWILER FARM)

GENERAL INFORMATION

Applicant: City of Harrisonburg
Tax Map: 98-A-1
Acreage: 15,745 square feet
Location: 1020 Greendale Road
Request: Consider a request to preliminarily subdivide one lot from an approximate 86-acre parcel with a variance per Section 10-2-42 (d) of the Subdivision Ordinance.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Conservation, Recreation and Open Space. This designation includes the city's parks and golf course, as well as private open space recreation uses, such as country clubs.

The following land uses are located on and adjacent to the property:

Site: 86-acre property owned by the City with single family dwelling and several barns and outbuildings (old Emswiler Farm), zoned R-1
North: City owned property, Ramblewood baseball fields, zoned R-1
East: Single family homes, zoned R-1
South: Single family homes, zoned R-1, and across Greendale Road, single family homes, zoned R-1
West: Across the Norfolk Southern railroad, Tenneco Walker facility, zoned M-1

EVAULATION

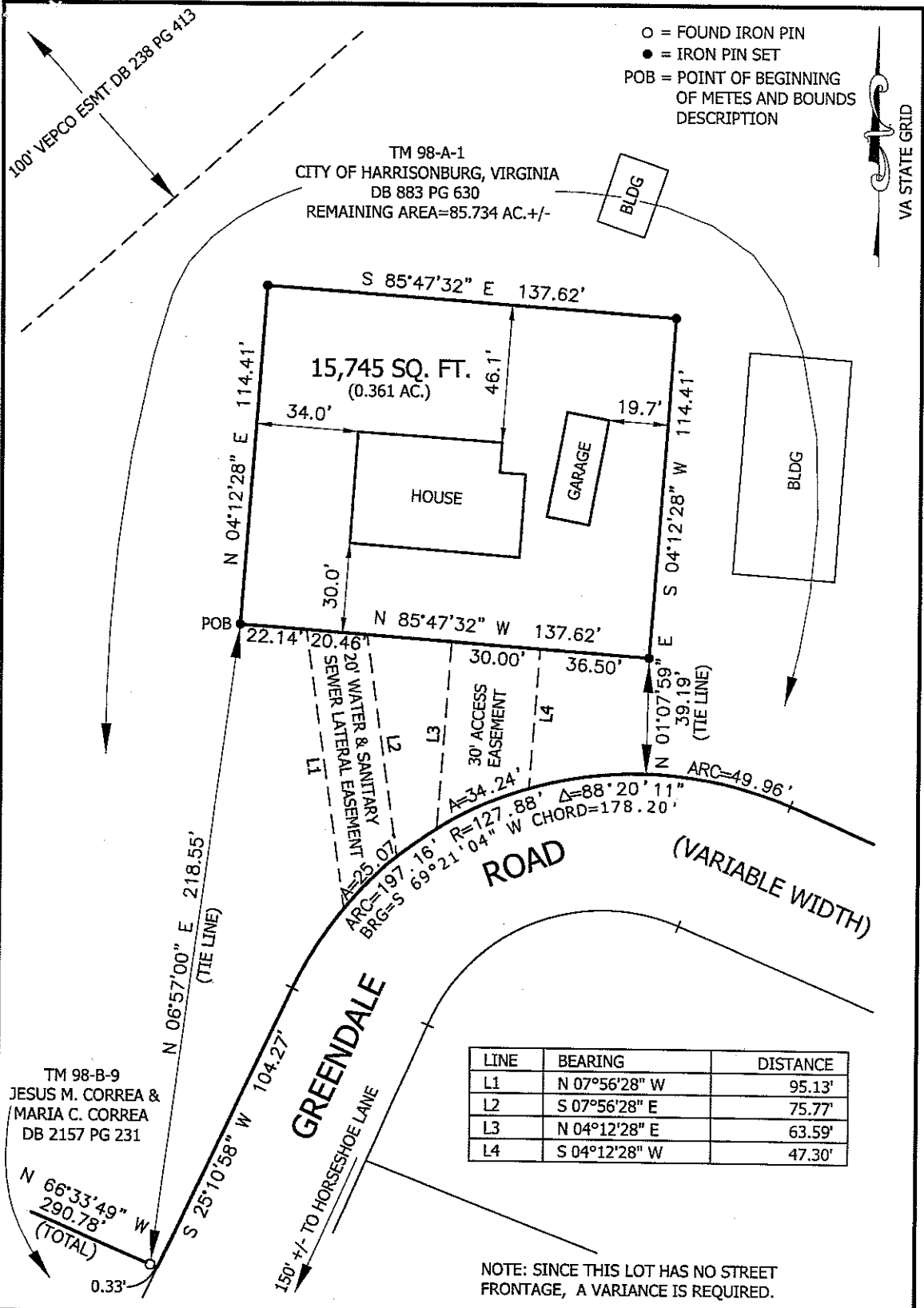
The City of Harrisonburg is requesting to preliminarily subdivide a 15,745 +/- square foot lot from an 86-acre parcel, more commonly known as the old Emswiler Farm. The subdivision would require a variance from the Subdivision Ordinance per Section 10-2-42 (d) to allow the subdivided lot, which would include a single family dwelling and a garage, to not have public street frontage. The old Emswiler Farm parcel has frontage along Greendale Road and frontage along a small portion of Ramblewood Road, while also adjoining Interstate 81, and the Norfolk South Railroad on its western boundary.

The City owns three large tracts of land in this area including the subject parcel, a lot that includes portions of the old landfill, and the Ramblewood baseball field property, which as we know was built on top of the old landfill. Together, these properties make up about 144 acres of land. Since the City is not in the business of owning single family dwellings, the purpose of the subdivision is to separate the

dwelling unit from the larger parcel so it can be sold. At this time, the City hopes that the subdivided parcel would eventually have street frontage again with a City proposal to establish a new right-of-way for the realignment of Greendale Road.

The City is still in the early stages of establishing where and how Greendale Road would be improved, but the general idea is to improve this street by creating a "T" intersection where the 90 degree turn is located, which is directly in front the proposed subdivision. The conceptual layout would extend Greendale Road across the old Emswiler Farm, crossing the Norfolk Southern railroad, and then to generally follow the HEC power lines through the Walker/Tenneco property to meet up with Pleasant Valley Road.

As shown on the plat, the City is establishing a 20-foot sanitary sewer lateral easement along with a 30-foot access easement. Staff has no concerns with the proposed subdivision and supports a favorable recommendation to City Council to grant the variance to allow the lot to not have public street frontage.



FINAL PLAT

DIVISION OF THE LAND OF

CITY OF HARRISONBURG, VIRGINIA

CITY OF HARRISONBURG, VA

SCALE: 1" = 40' ZONED: R-1

DRAWN BY		DATE
CEW		JUNE 1, 2009
SHEET	BLOCK	LOT
98	A	1

DIVISION OF ENGINEERING
CITY OF HARRISONBURG
409 SOUTH MAIN STREET
HARRISONBURG, VA 22801

OLD EMSWILER FARM

PROJECT # 0904

Metes and Bounds Description

Beginning at a found iron ^{pin} ~~pine~~, said pin lying N 66° 33' 49" W 0.33 feet from the northeastern corner of the land of Jesus M. Correa and Maria C. Correa on the western side of Greendale Road; thence through the land of the City of Harrisonburg, Virginia N 06° 57' 00" E 218.55 feet to an iron pin set at the Actual Point of Beginning; thence continuing through City land the following four courses

N 04° 12' 28" E 114.41 feet

to an iron pin set; thence

S 85° 47' 32" E 137.62 feet

to an iron pin set; thence

S 04° 12' 28" W 114.41 feet

to an iron pin set; thence

N 85° 47' 32" W 137.62 feet

to the Actual Point of Beginning and enclosing an area of 15,745 square feet, together with a 30 foot access easement to Greendale Road and a 20 foot water and sanitary sewer lateral easement to Greendale Road as shown on the accompanying plat.

A. Owner's Consent and Dedication:

Know all men by these presents, that the subdivision of land as shown on this plat containing 86.095 acres, more or less, and designated as Division of the Land of City of Harrisonburg, Virginia situated in City of Harrisonburg, Virginia, is with the free consent and in accordance with the desires of the undersigned owners thereof. The said 86.095 acres of land hereby subdivided having been conveyed to City of Harrisonburg, Virginia by Lloyd S. Emswiler and Carroll L. Emswiler by deed dated December 29, 1987, and recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 883, Page 630.

Given under our hands this _____ day of _____, 2009.

SEAL

SEAL

SEAL

B. Surveyor's Certificate:

I hereby certify that to the best of my knowledge and belief, all of the requirements of the planning commission, and ordinances of the City of Harrisonburg, Virginia, regarding the platting of subdivisions within the city, have been complied with.

Given under my hand this _____ day of _____, 2009.

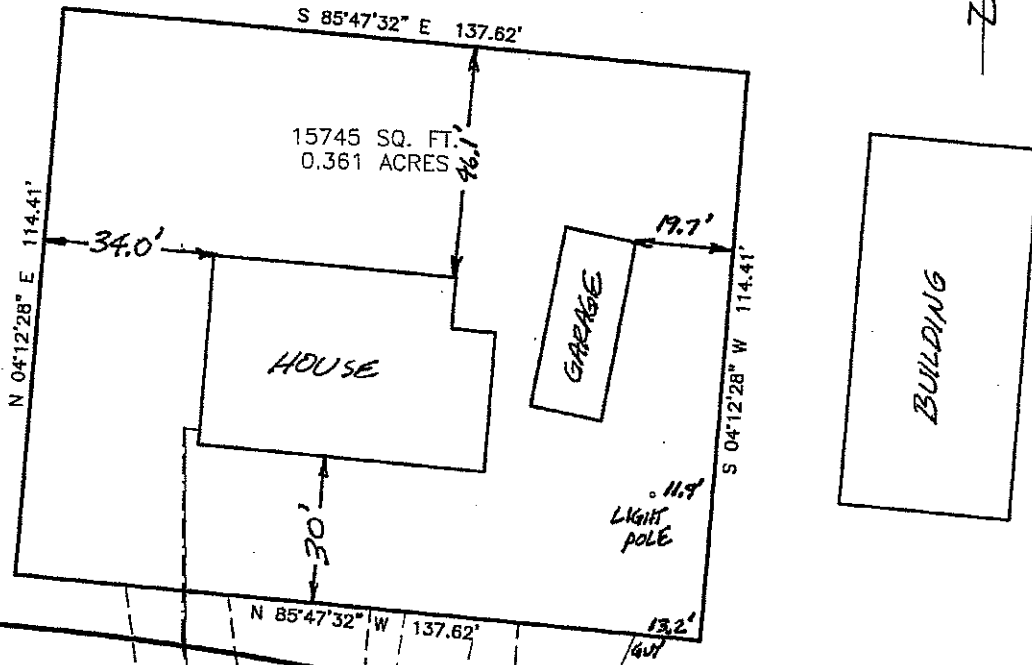
State Certified Land Surveyor

This subdivision known as Division of the Land of City of Harrisonburg, Virginia is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

(date) _____ (signed) _____
Director of Planning & Community
Development

DIVISION SURVEY
WORKSHEET

1"=30'



20' SAN,
SEWER &
WATER
LATERAL
ESMT.

N 85°47'32" W 137.62'

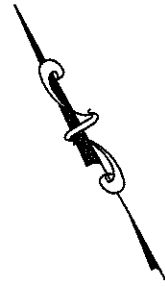
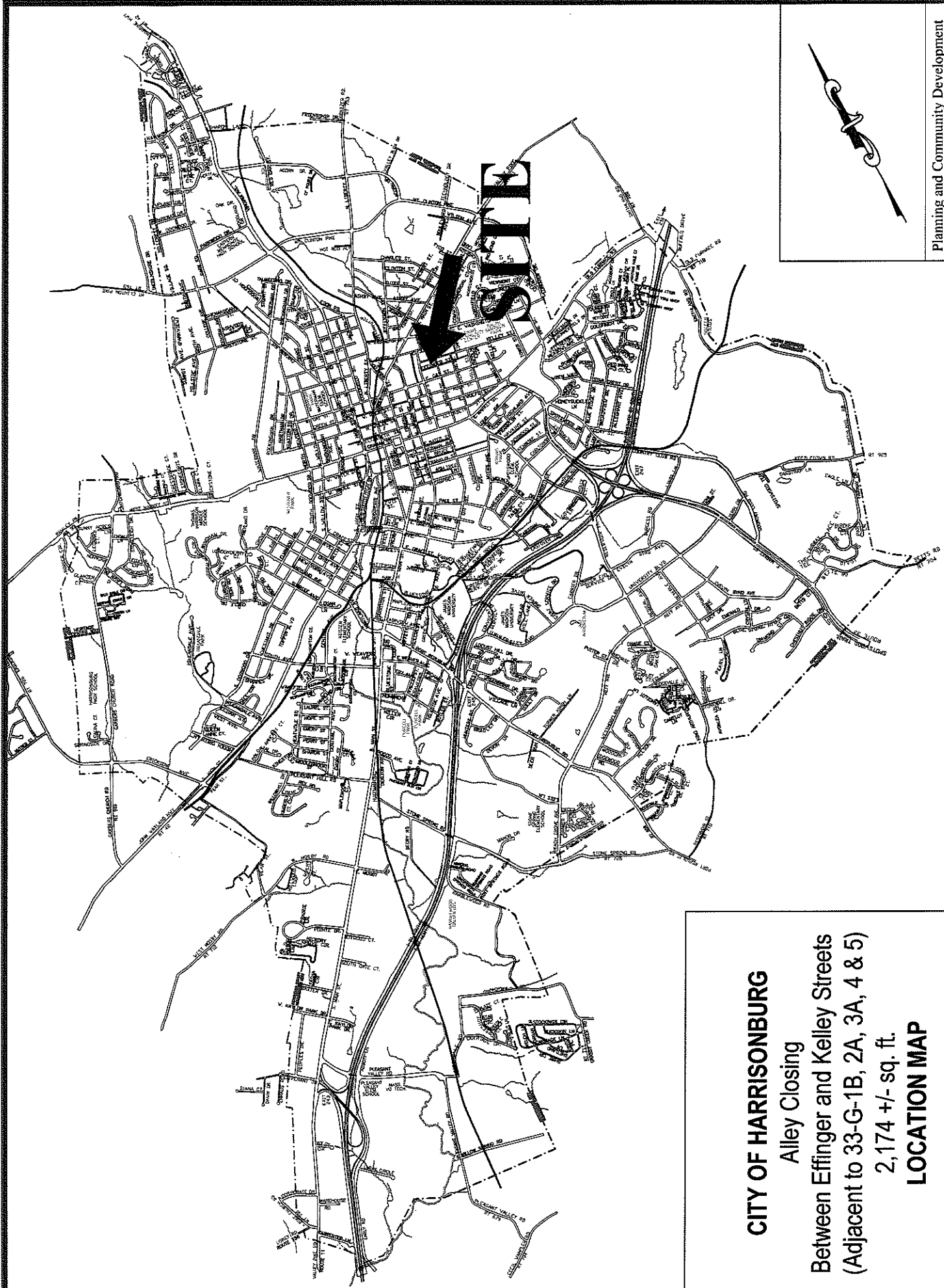
R=512.96'
10°
CURVE

30'
ACCESS
ESMT.

POLE

POSSIBLE
(PROPOSED CENTERLINE)

GREENDALE
ROAD
(VARIABLE R/W)



Planning and Community Development
City of Harrisonburg, Virginia

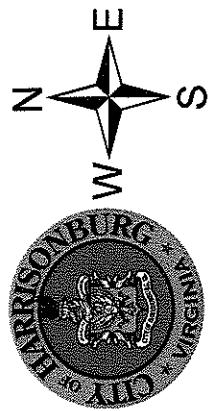
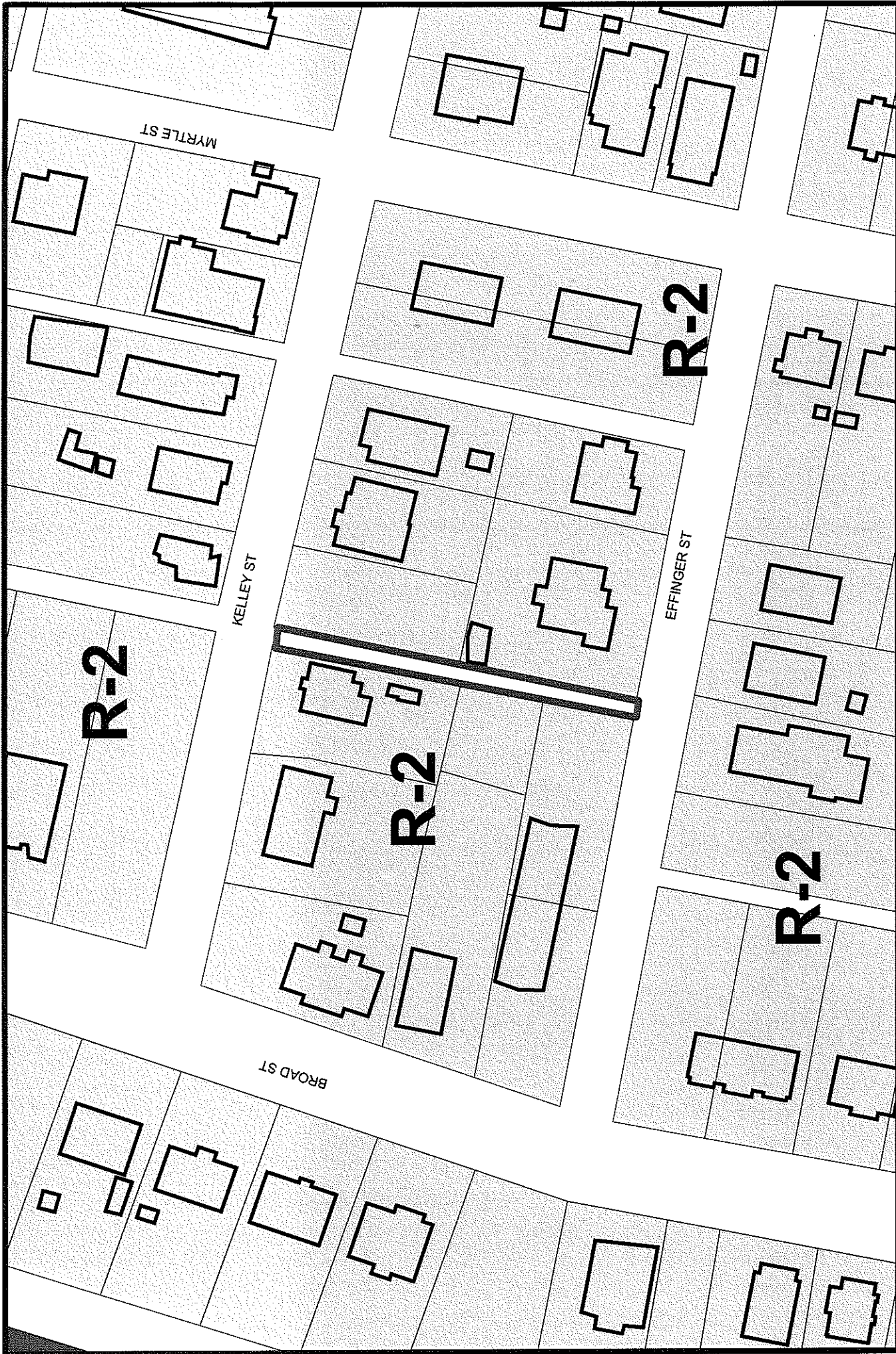
CITY OF HARRISONBURG

Alley Closing

Between Effinger and Kelley Streets
(Adjacent to 33-G-1B, 2A, 3A, 4 & 5)

2,174 +/- sq. ft.

LOCATION MAP



Alley Closing Between Effinger and Kelley Streets Adjacent to 33-G-1B, 2A, 3A, 4, & 5



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2009

ALLEY CLOSING – BETWEEN EFFINGER AND KELLEY (ADJ. TO 33-G-1B, 2A, 3A, 4, & 5)

GENERAL INFORMATION

Applicant: Donna R. Brock
Tax Map: Right-of-way adjacent to 33-G-1B, 2A, 3A, 4, & 5
Acreage: 2,174 +/- square feet
Location: Undeveloped alley located between Effinger Street and Kelley Street
Request: Consider a request to close an undeveloped alley located between Effinger Street and Kelley Street. The right-of-way is 10 feet wide and approximately 217 feet in length.

The following land uses are located on and adjacent to the property:

Site: Undeveloped City owned right-of-way
North: Across Kelley Street, single family homes, zoned R-2 and the continuation of the undeveloped right-of-way
East: Single family home with frontage along Effinger Street, zoned R-2 and a vacant lot with frontage along Kelley Street, zoned R-2
South: Across Effinger Street, Single family homes, zoned R-2
West: Duplex lot with frontage along Effinger Street, zoned R-2, and undeveloped lot with no street frontage, zoned R-2, and a single family home with frontage along Kelley Street, zoned R-2

EVAULATION

The applicant is requesting to close an undeveloped alley that is located between Effinger Street and Kelley Street. More specifically, on the southern end of the alley the right-of-way is found between 342 and 366 Effinger Street, and on the northern side of the alley between 121 and 165 Kelley Street. The undeveloped right-of-way is 10 feet in width and approximately 217 feet in length for a total of 2,174 square feet. As with all street and alley closing applications, if approved, each adjoining property owner will have the opportunity to purchase up to 50% of the width of the alley next to their property or they can purchase the entire width, if the neighbor on the opposite side of the alley chooses not to buy their portion.

As mentioned above, the alley is undeveloped and visually appears to be part of the adjoining yards. The applicant has stated their family has maintained the alleyway for over 49 years, likewise, their neighbors have consistently maintained the portions of the right-of-way adjacent to their properties. There is no water, sanitary sewer, stormwater, or electric facilities located within the existing right-of-way, therefore if City Council chooses to vacate the alley, no easements are needed to be reserved.

This right-of-way is one of several alleys within this area of the city that is undeveloped and not maintained by the City. The City has no plans to develop the alley and does not anticipate any negative consequences from vacating the right-of-way.

Staff recommends vacating the 2,174 square foot public right-of-way.

June 1, 2009

Harrisonburg Planning Commission
City of Harrisonburg
409 S. Main St.
Harrisonburg, VA 22801

Re: Alley Closing Between Effinger and Kelley Streets

To Whom It May Concern:

I, Donna Rhodes Brock, am requesting to close the alley on Effinger Street that runs to Kelley Street. This alley lies between 342 and 366 Effinger Street and 121 and 165 Kelley Street. My family has maintained half of this alley for over 49 years in which I would like to purchase.

Thank you,

A handwritten signature in cursive script that reads "Donna Rhodes Brock". The ink is dark and the signature is fluid, with the first name "Donna" being the most prominent.

Donna Rhodes Brock

April 14, 2009

To Whom It May Concern:

I, Everardo DeJesus of 342 Effinger Street, am in favor of having the alley closed between 342 and 366 Effinger Street. However, I am not interested in purchasing any portion of the alley.

Sincerely,


Everardo DeJesus

3/31/09

To whom it may concern:

We, Donald F. and Cindy H. Burgess, the residents at 121 Kelly Street are in favor of the closing of the alley from Kelly Street to Effinger Street. We also want to purchase the portion of the alley adjoining our property.

Thank you!

Cindy H. Burgess

Donald F. Burgess Jr.

NOTES:

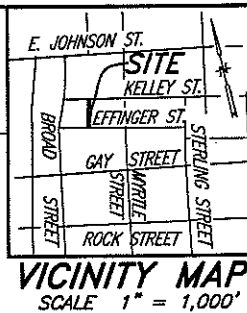
1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. ADJOINING TAX MAP PARCELS ARE AS SHOWN HEREON.
3. BEARINGS ARE ROTATED TO PLAT RECORDED IN D.B. 2501, Pg. 131.
4. TOTAL AREA WITHIN ALLEY TO BE VACATED = 2,174 Sq. Ft.

LEGEND:

- IRON PIN SET
- IRON PIN FOUND
- △ IRON PIPE FOUND

KELLEY STREET (VARIABLE WIDTH RIGHT-OF-WAY)

REF: 205.87' TO
BROAD STREET &
61.00' TO IRON
PIN FOUND



DAVID WAYNE STUART
W.F. 04-300 ARTICLE III
T.M. 33-G-5

DONALD F., SR. &
CINDY H. BURGESS
D.B. 2617, PG. 467
T.M. 33-G-1B

543 Sq. Ft.
(PORTION of
VACATED ALLEY)

566 Sq. Ft.
(PORTION of
VACATED ALLEY)

261 Sq. Ft.
(PORTION of
VACATED ALLEY)

DON & CINDY BURGESS
D.B. 3187, PG. 31
T.M. 33-G-2A

DONNA RHODES BROCK
D.B. 3011, PG. 55
T.M. 33-G-4

EVERARDO DE JESUS
D.B. 2729, PG. 649
T.M. 33-G-3A

261 Sq. Ft.
(PORTION of
VACATED ALLEY)

543 Sq. Ft.
(PORTION of
VACATED ALLEY)

LINE	BEARING	DIST.
L1	S 74°35'48" E	5.00'
L2	S 74°35'48" E	5.00'
L3	S 74°46'33" E	5.00'
L4	S 75°29'27" E	5.00'
L5	S 75°36'35" E	5.00'
L6	N 76°23'43" W	5.00'
L7	N 76°23'43" W	5.00'

REF: 233.36' TO
IRON PIN FOUND
AT BROAD STREET &
116.68' TO IRON PIN
FOUND

EFFINGER STREET (30' RIGHT-OF-WAY)

**PLAT SHOWING a
PROPOSED 10' ALLEY
VACATION BETWEEN
EFFINGER STREET and
KELLEY STREET**

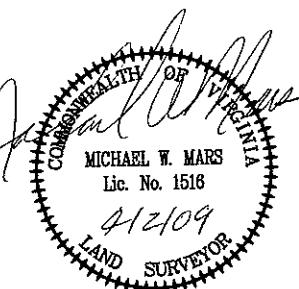
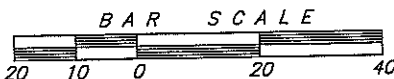
CITY OF HARRISONBURG, VIRGINIA

SCALE 1" = 20'

APRIL 2, 2009



3231 PEOPLES DRIVE
HARRISONBURG, VIRGINIA 22801
TELEPHONE (540) 434-6365
or (800) 343-6365
FAX (540) 432-0685
www.valleyesp.com



FILE #9531-3, EXP. #2190-5
SHEET 1 of 1

Date application received: _____

Application for Street or Alley Closing

City of Harrisonburg, Virginia

Review fee: \$50.00 Board of Viewers appointment (\$50.00 each): \$ _____ Total Paid: \$ _____

Applicant's name: DONNA R. BROCK
Street address: 366 EFFINGER ST. Email: donnab@harrisonburgva.gov
City: HARRISONBURG State: VA Zip: 22802
Telephone: Work 437-7700 Fax 432-7777 Mobile _____

Representative (if any): DONNA BROCK
Street address: (SAME AS ABOVE) Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work _____ Fax _____ Mobile _____

Description of Request

Location: Alley between Effinger & Kelley Sts. 10' x 217'.
Square footage of area to be closed: 2174 #
Cost per square foot: \$ _____ Total cost: \$ _____

Please provide a detailed description of the proposed closure (additional pages may be attached): _____

Names and addresses of adjacent property owners (Use separate sheet for additional names)

North: _____

South: _____

East: _____

West: _____

I hereby certify that it is my intention to have the above described Street(s) or Alley(s) closed and that the information contained herein is true and accurate. In addition, I understand that all required advertising and associated costs will be at the expense of the applicant.

Signature: Donna Rhodes Brock 6/1/09
Applicant Date

ITEMS REQUIRED FOR SUBMISSION

- | | |
|---|--|
| <input type="checkbox"/> Completed application | <input type="checkbox"/> Value per square foot of cost to purchase |
| <input type="checkbox"/> Letter describing proposed use | <input type="checkbox"/> Fees paid |
| <input type="checkbox"/> Adjacent property owners | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Survey & metes and bounds description (prepared by a surveyor, engineer, or other person duly authorized by the State) | |

Please be advised, adjoining property owners shall be expected to buy that portion of the street/alley which abuts their property before second reading and final closing! The cost shall be at fair market value determined by the Commissioner of Revenue.



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2009

ZONING ORDINANCE AMENDMENT

Section 10-3-92 & 10-3-98

Staff is proposing to modify Sections 10-3-92 and 10-3-98 of the City's Zoning Ordinance. These two sections regulate area and dimensional regulations for the B-2, General Business District and also within the M-1, General Industrial District. Specifically, this amendment would clearly spell out that all structures in excess of 35 feet would have an increased rear and side yard setback.

Currently, Sections 10-3-92 and 10-3-98 read as follows:

Side (setback) – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any building greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

Rear (setback) – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any building greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

To further understand these regulations, the City's Zoning Ordinance defines a "building" as: Any structure intended for shelter, housing or enclosure of persons, animals, chattels or property of any kind. A "structure" is defined as: Anything constructed or erected, the use of which requires location on the premises or which is attached to something having location on the premises. Therefore, a building would be considered a structure because it requires location on the property when constructed.

Staff has always interpreted that any building/structure was confined to the regulations as specified in Section 10-3-92 and 10-3-98 to necessitate greater setbacks when in excess of 35-feet in height. This also meant that staff interpreted a cell tower as needing the greater setback when abutting a residential district. However, during recent discussions with a mobile cellular company, staff took a harder look at whether a cell tower would be considered a building. Because a cell tower does not provide "shelter or house or enclose" anything, it would be defined as a structure and not a building. Sections 10-3-92 and 10-3-98 state only buildings need to meet the additional setbacks; therefore, cell towers would not be required the extended setback, if taller than 35-feet in height.

This amendment would replace the word "building" with "structure"; thus, clarifying that any structure greater than thirty-five (35) feet in height would require the additional setback when abutting a residential district. Staff recommends approval of the ordinance amendments.

Draft

ORDINANCE AMENDMENT

**Zoning Ordinance
Sections 10-3-92 & 10-3-98**

Draft

ORDINANCE AMENDING AND RE-ENACTING SECTIONS

10-3-92 and 10-3-98

OF THE

CODE OF ORDINANCES

CITY OF HARRISONBURG, VIRGINIA

Be it ordained by the Council of the City of Harrisonburg, Virginia:

That Section 10-3-92 be amended as follows:

Section 10-3-92. Area and Dimensional Regulations

Amend language as shown:

Side – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any ~~building~~ *structure* greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

Rear – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any ~~building~~ *structure* greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

Draft

That Section 10-3-98 be amended as follows:

Section 10-3-98. Area and Dimensional Regulations

Amend language as shown:

Side – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any ~~building~~ *structure* greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

Rear – Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any ~~building~~ *structure* greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

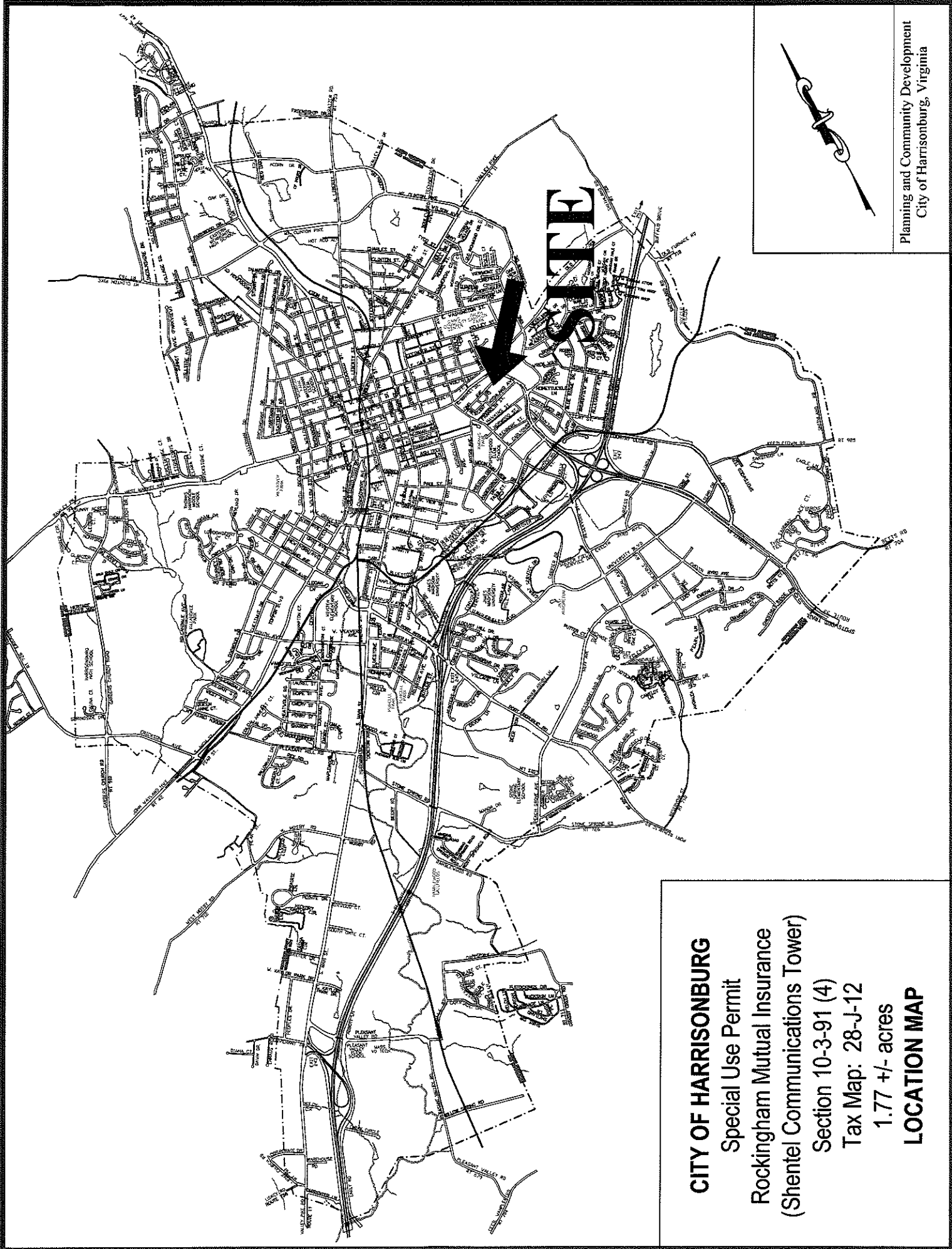
The remainder of Sections 10-3-92 and 10-3-98 are reaffirmed and reenacted in their entirety, except as hereby modified.

This ordinance shall be effective from the _____ day of _____, 2009.
Adopted and approved this _____ day of _____, 2009.

MAYOR

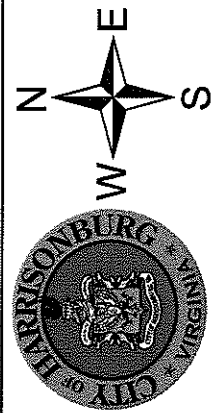
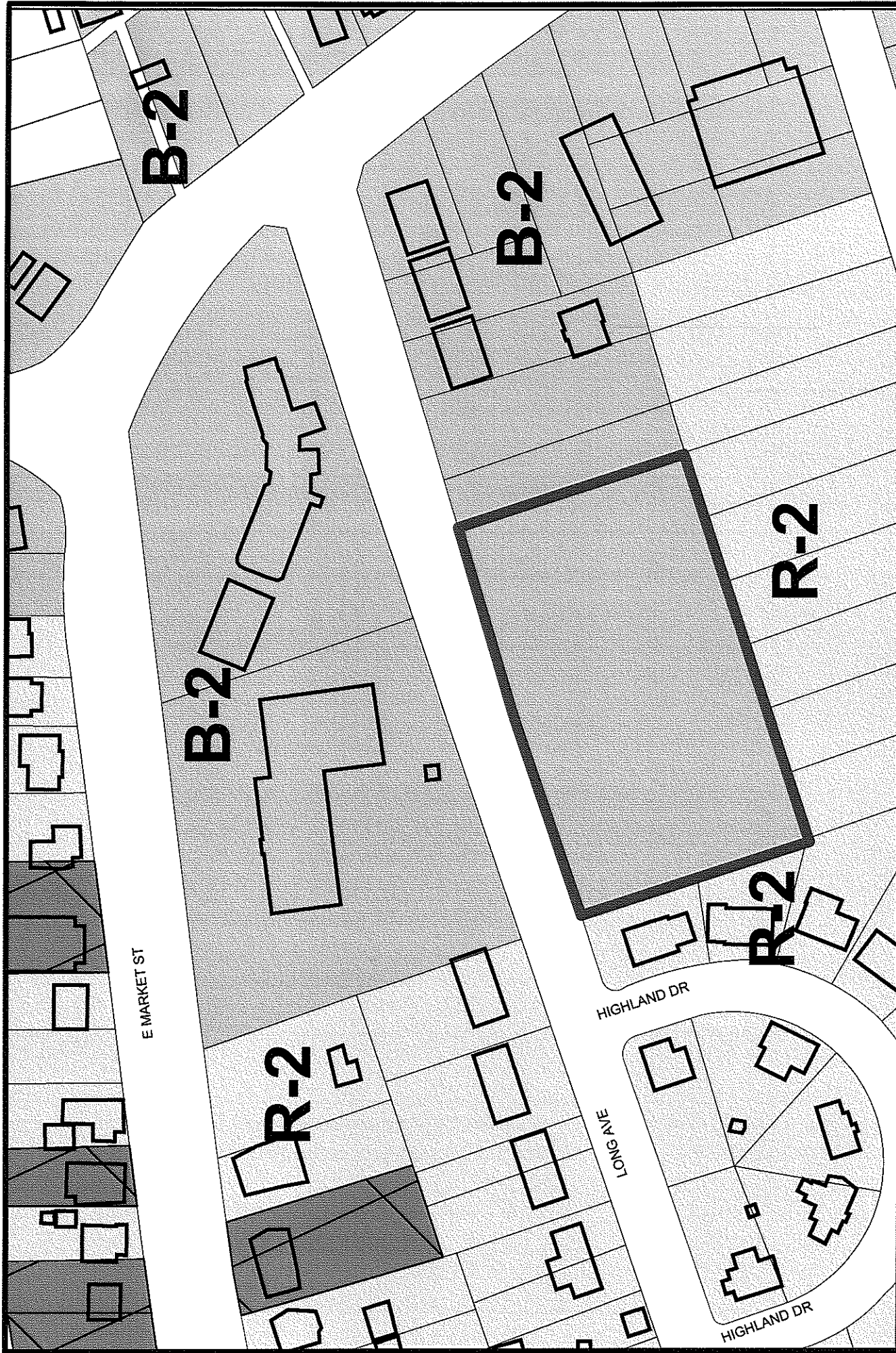
ATTESTE:

CLERK OF THE COUNCIL



Planning and Community Development
City of Harrisonburg, Virginia

CITY OF HARRISONBURG
Special Use Permit
Rockingham Mutual Insurance
(Shentel Communications Tower)
Section 10-3-91 (4)
Tax Map: 28-J-12
1.77 +/- acres
LOCATION MAP



Special Use Permit Section 10-3-91 (4)
Shentel Communications - Tax Map 28-J-12



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2009

SPECIAL USE PERMIT – ROCKINGHAM MUTUAL INSURANCE (SHENTEL TOWER)

GENERAL INFORMATION

Applicant: Rockingham Mutual Insurance Company with representative Paula Figgatt of Shenandoah Mobile Company (Shentel)

Tax Map: 28-J-12

Acreage: 1.77 +/- acres

Location: 633 East Market Street

Request: Public hearing to consider a request for a special use permit per Section 10-3-91(4) to allow a communications tower at no more than one hundred twenty-five (125) feet in height within the B-2, General Business District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Mixed Use Development. This designation includes both existing and proposed new mixed use areas. These areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. These areas are prime candidates for “live-work” and traditional neighborhood developments. Live-work developments combine residential and office / service uses allowing people to both live and work in the same area.

The following land uses are located on and adjacent to the property:

Site: Rockingham Mutual Insurance Company office building and parking lots, and portion of undeveloped Long Avenue, zoned B-2

North: Across East Market Street, professional office, zoned R-3C and dwellings, zoned R-2

East: Commercial offices and motel, zoned B-2

South: Undeveloped building lots fronting along undeveloped Franklin Street, zoned R-2

West: Dwellings, zoned R-2

EVALUATION

The applicant is requesting a special use permit per Section 10-3-91 (4) of the Zoning Ordinance to allow a communications tower at no more than one hundred twenty-five (125) feet in height within the B-2, General Business District. The tower site is within the rear parking lot of the Rockingham Mutual Insurance Company office building located at 633 East Market Street, and also has frontage along the undeveloped portion of Long Avenue.

Shenandoah Mobile Company (Shentel), the applicant’s representative, desires to construct a 79-foot structure consisting of a 75-foot uni-pole/stealth tower with a four-foot lightning rod. The actual

telecommunication antennas would be located inside the uni-pole. The applicant has not stated whether co-locaters would be allowed on the tower; but if they were, those antennas would also be internal to the tower. Shentel proposes to lease a 30-foot by 30-foot compound area from Rockingham Mutual Insurance Company that would accommodate the uni-pole and the fenced-in area needed to house the accessory cabinets. An access easement would be provided to Shentel so that technicians could enter the leased area and perform regular maintenance on the tower and equipment. The uni-pole would also be constructed to fall within the property limits of Rockingham Mutual should it be damaged.

The applicant has stated that the objective of this tower is to improve coverage and provide additional resource capacity in the general vicinities of the James Madison University (JMU) Campus Area, JMU stadiums, and southwest downtown Harrisonburg. A new tower site would relieve call traffic on existing sites due to increases in subscribers, voice mail, text messaging, and high speed wireless users. Shentel has informed staff that multiple other tower and co-location sites were considered when exploring the coverage area; however, these sites were not feasible either because of the impact on the surrounding area, space being unavailable for co-location, sites being too expensive, or inadequate signal coverage reasons. Although staff does not know the exact coverage area that was looked at by Shentel, we do feel they have not exhausted all of the location possibilities for the area. There are nearby facilities located at 1400 East Market Street (Holiday Inn), the City's Public Safety Building at 101 North Main Street, and the Public Safety Tower at Stone Spring Elementary, along with the feed mill towers along Kratzer Avenue. Additionally, there may possibly be buildings within the JMU campus that would be feasible for a co-location site.

This portion of East Market Street is a very visible and highly traveled corridor of the city and a 79-foot tower would have a significant visual impact. The tower would be considerably taller than any other structures in this general area of the City. The applicant states the tower will be surrounded by mature trees, which would lessen the visual impact. However, staff has concerns about the accuracy of the visual perspective, provided by the applicant, showing the tower with 50-foot tall trees nearby. In order to clear the site for the 900 square foot compound area, some of the mature trees would need to be removed, therefore exposing the tower and increasing its visibility.

The proposed uni-pole location adjoins residential zoning to the south and the west. The required setback for the B-2 zoning district when abutting a residential district is thirty-feet. A site layout of the compound area shows the tower base approximately 244-feet from the single-family dwellings to the west and 38-feet from the undeveloped R-2 properties to the south. The setback requirements for B-2 further state that for any building greater than 35-feet in height, which abuts a residential district, then one additional foot of setback is required for each foot above 35-feet. In the past, zoning staff has interpreted this language to include any building or structure taller than 35-feet; although the requirement refers only to buildings. There was confusion between the applicant and staff regarding the interpretation of this requirement; as the applicant understood it, only buildings required the extended setback. The Zoning Ordinance defines building and structure separately, and a cell tower is obviously a structure. Since no one had ever questioned our interpretation of this regulation and due to its vague terminology, staff concurred with the applicant and did not enforce the additional setback as provided on the site layout. Therefore, should single-family dwellings develop within the R-2 area behind the tower, their minimum required rear setback would be twenty-five feet and ultimately, the separation between the tower and dwellings could be as little as 63-feet, which is less than the height of the proposed tower. Due to the setback confusion and to clarify the intentions of the setback regulations, staff has prepared an ordinance amendment to rectify this matter.

This corridor is a major entrance into the downtown area of the City. The quality and character of development along this travelway strongly influences the city's attractiveness; special consideration should be given to land uses, design quality and streetscape along this corridor. A photo simulation, provided by the applicant, using a balloon attached to a string, shows multiple locations along East Market Street from which you would see the tower. Of course the actual tower would have a greater visual effect on the area than the balloon reveals. Allowing a communications tower at this location is counterproductive to the beautification of this corridor and to the Comprehensive Plan. Staff also has concerns regarding the impact the tower would have on the adjoining neighborhoods, especially with the lessened setback. For these reasons, along with the possibility of co-locating on less visible site locations, staff recommends denial of this application. If Planning Commission, however, decides to recommend approval to City Council, staff suggests the following conditions:

1. The tower shall meet side and rear setbacks of 10-feet, except on the side/rear of a lot abutting a residential district, then 30-feet; provided that for any structure greater than 35-feet in height which abuts a residential district, then one additional foot of setback is required for each foot above 35-feet.
2. The tower shall be painted a neutral color that shall help reduce its visibility.
3. The tower shall be designed such that if damaged, it would fall within the limits of the property upon which it is constructed.
4. Placement of advertising of any kind is prohibited on the tower.
5. The tower shall not interfere with the Harrisonburg-Rockingham Emergency Communications system operation.

George R. Aldhizer, Jr. (Retired)
Donald E. Showalter
Glenn M. Hodge
Gregory T. St. Ours
Charles F. Hilton
Daniel L. Fitch
Thomas E. Ullrich
Marshall H. Ross
Stephan W. Milo
Humes J. Franklin, III
George H. Roberts, Jr.

WHARTON ALDHIZER & WEAVER^{PLC}
ATTORNEYS AT LAW

100 SOUTH MASON STREET
P.O. BOX 20028
HARRISONBURG, VIRGINIA 22801-7528
WWW.WAWLAW.COM

TELEPHONE
HARRISONBURG (540) 434-0316
STAUNTON (540) 885-0199
LEXINGTON (540) 463-3691

FAX (540) 434-5502

WRITER'S DIRECT DIAL: (540) 438-5302
WRITER'S E-MAIL: JJOHNSON@WAWLAW.COM

P. Marshall Yoder
Jeffrey R. Adams
Matthew W. Light
Trisha A. Culp
Robert C. Lunger
Kristin A. Zech
Whitney J. Levin
James L. Johnson
Jill M. Lowell
Lauren R. Darden
Mai-Linh K. Hong

Reply to the Harrisonburg office

June 10, 2009

Stacy Turner
Department of Planning and Community Development
409 S. Main Street
Harrisonburg, VA 22801

Re: Proposed JMU North Telecommunications Unipole – Site 044

Dear Ms. Turner:

I write on behalf of Shenandoah Mobile Company ("Shentel"), who respectfully requests that the City of Harrisonburg grant a special use permit allowed by § 10-3-91(4) and subject to the requirements of §§ 10-3-124 et. seq. of the Municipal Code of the City of Harrisonburg. Approval of the special use permit would allow a 75 foot unipole communications structure with accessory cabinets within a 30 foot x 30 foot leased fenced area and surrounded by mature trees (the "SUP Application") on the above described parcel. Shentel understands that in addition to the City's requirements, both federal and state regulations affect the SUP Application. Shentel has complied with or is in the process of complying with all such requirements. We refer you to the SUP Application submitted on June 9, 2009 for further details.

Shentel's objective is to improve coverage and provide additional resource capacity in the general vicinities of the James Madison University (JMU) Campus Area (Northside), JMU Stadiums, and Southwest Downtown Harrisonburg. The existing sites in Harrisonburg have experienced a significant growth as the number of subscribers increase and with the adoption of mobile voice, text messages and high speed wireless data usage. The addition of this site will improve in-building coverage in this area of the city, including the residential and commercial establishments at JMU. Currently, the call traffic usage in this area is growing which can be relieved by the addition of this new site. The proposed JMU north site will be visited by technicians for regular maintenance at an average of 6 man-hours per month. This site will be remotely monitored and maintained at Shentel's Edinburg Network Operations Center.

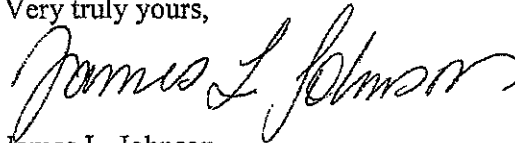
Stacy Turner
Department of Planning and Community Development
June 11, 2009
Page 2 of 2

As submitted in Shentel's SUP Application, the telecommunication antennas will be located inside the unipole lessening the visual impact of the structure. We believe the location of the site and the fact that the site would be surrounded by mature trees also lessens any impact it may have. Additionally, if the Planning Commission or City Council so desires, the pole can be painted a subdued color.

Additional site candidates and co-locations were considered by Shentel, but either (1) the impact on the surrounding area would have been considerable, (2) space was not available at these sites (e.g. the Emergency Services Tower located on Tower Street), (3) the potential candidates were not feasible, or (4) Shentel's radio frequency engineers rejected the sites due to inadequate signal coverage.

Please include this letter with the SUP Application and kindly advise if the City Planning Commission or City Council requires additional information with regard to this application. We look forward to the Planning Commission hearing scheduled for July 8, 2009 at 7:00pm.

Very truly yours,

A handwritten signature in black ink, appearing to read "James L. Johnson", written in a cursive style.

James L. Johnson

JLJ/kr
09010177



644
RECEIVED
5/4/09 CM

COMMONWEALTH of VIRGINIA

L. Preston Bryant, Jr.
Secretary of Natural Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Kathleen S. Kilpatrick
Director

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

April 30, 2009

Mr. Nathan Melvin
Cultural Resources, Inc.
213 South Jefferson Street, Suite 1011
Roanoke, VA 24011

Re: New 75-foot monopole
633 East Market Street
Harrisonburg, Virginia
DHR File # 2009-0473

Dear Mr. Melvin:

We have received your request for our review and comment regarding the above referenced project. We believe that the undertaking will have No Adverse Effect on historic properties listed in or eligible for the National Register of Historic Places, specifically the Anthony Hockman House (115-0023), the Harrisonburg Downtown Historic District (115-0187), the Lucy F. Simms School (115-5035), the Old Town Historic District (115-5001), and the Dallard-Newman House (115-5058). Should you receive any comments regarding the project's effects to historic properties please forward copies to the Department of Historic Resources (DHR).

If you have any questions about our comments, please contact me at (804) 367-2323, Ext. 100.

Sincerely,

Christopher V. Novelli

Christopher V. Novelli,
Architectural Historian
Virginia Department of Historic Resources

C: Ellen Brady, Cultural Resources, Inc.

Administrative Services
10 Courthouse Avenue
Petersburg, VA 23803
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Ave.
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way, 2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Ave., SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7031
Fax: (540) 868-7033



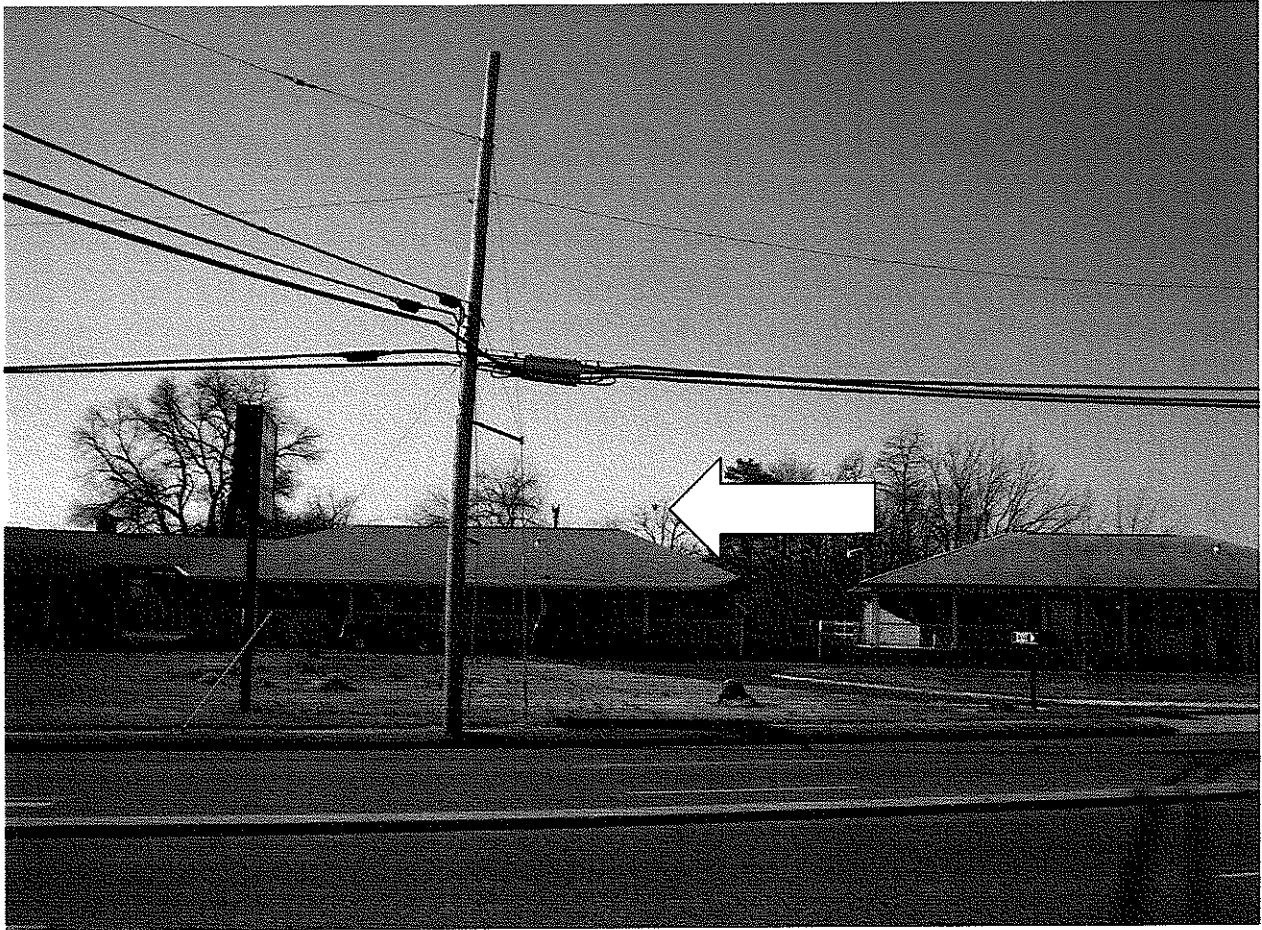
Along Hawkins Street near intersection with
East Market Street.



761 East Market Street



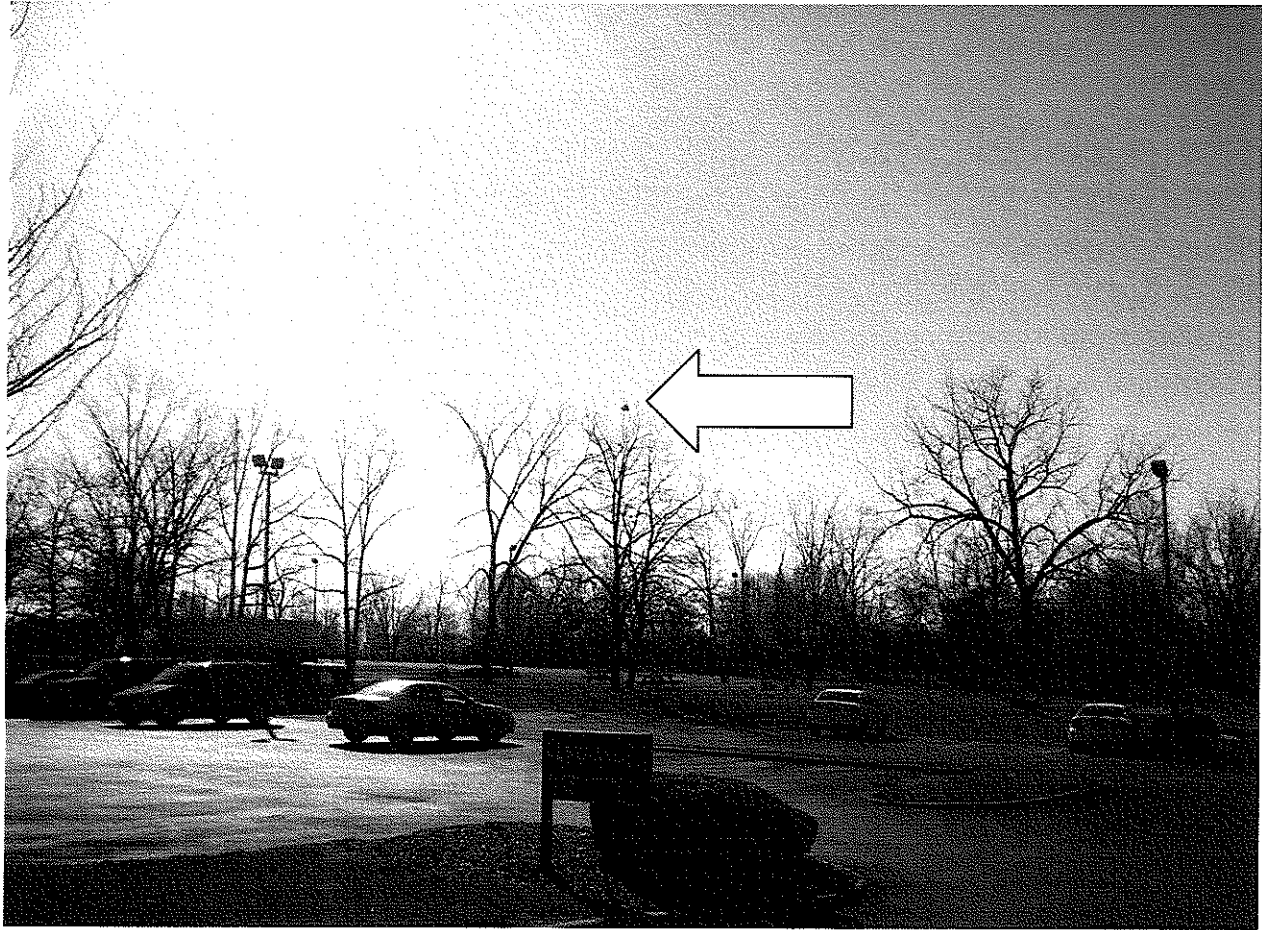
View from 734 East Market Street



Intersection of Old Furnace Road
and East Market Street



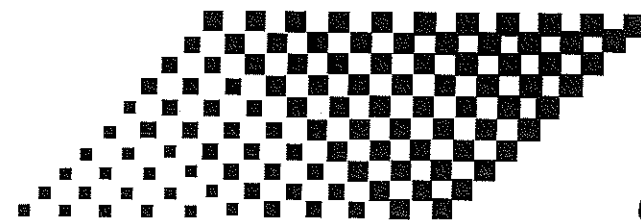
View from 571 East Market Street



View from entrance to Rockingham
Mutual Insurance Company to
lower parking lots



View from Shannon Hill parking lot



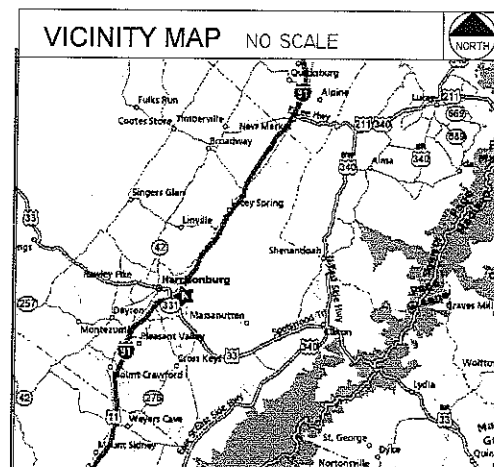
SHENTEL

SHENANDOAH MOBILE COMPANY

SITE NAME:
JMU NORTH
EAST MARKET STREET
HARRISONBURG, VA 22802

NEW EQUIPMENT AND NEW ANTENNAS ON A PROPOSED 75' UNI-POLE (W / 4' Lightning Rod = 79' Overall)

SITE NUMBER:
044-E
RAWLAND



DRIVING DIRECTIONS

DRIVING DIRECTIONS TO THE SITE FROM SHENTEL OFFICE.

FROM I-81 S. TAKE EXIT 247 TO ROUTE 33 WEST TOWARDS HARRISONBURG DOWNTOWN. TURN LEFT AT 633 EAST MARKET STREET AT THE ROCKINGHAM MUTUAL INSURANCE COMPANY TOWARDS THE REAR OF THE PARKING LOT. THE WOODED AREA TO THE REAR OF THE PARKING LOT WILL BE THE PROPOSED COMPOUND.

LATITUDE: 38.44811 LONGITUDE: -78.85615 (NAD 83)

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE INSTALLATION OF PCS EQUIPMENT, SUPPORT FRAMES, ICE BRIDGES, AND ANTENNA FRAMES AND CABLES ON A PROPOSED 75' UNI-POLE.

BUILDING CODE

USE GROUP: U (UTILITY)
CONST. TYPE: TOWER - 2C

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
C-1	SITE SURVEY
A-1	ARCHITECTURAL SITE LAYOUT
A-2	TOWER ELEVATION / SITE DETAILS
A-3	SITE DETAILS
A-4	SITE DETAILS
A-5	SITE DETAILS
A-6	RADIO CABINET DETAILS
A-7	WOODEN FENCE DETAILS
E-1	GROUNDING AND ELECTRICAL DETAILS
E-2	GROUNDING AND UTILITY DETAILS
E-3	GROUNDING DETAILS
E-4	GROUNDING PLAN AND DETAILS
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

PROJECT SUMMARY

SITE NUMBER: SITE 044-E
SITE NAME: JMU NORTH
SITE ADDRESS: EAST MARKET STREET
HARRISONBURG, VA 22802
PROPERTY OWNER: ROCKINGHAM MUTUAL
633 EAST MARKET STREET
HARRISONBURG, VA 22802
PHONE: 540-564-8828
APPLICANT: SHENTEL
SHENANDOAH MOBILE COMPANY
500 SHENTEL WAY
P.O. BOX 459
EDINBURG, VIRGINIA 22824
PHONE: 540-984-5123
ENGINEER: DYNATEK TELECOMMUNICATIONS SERVICES
7134 BROOKWOOD DRIVE
BROOKFIELD, OH 44403
PHONE: 800-838-3224
FAX: 330-448-4337
CONTACT: MIKE LEHMAN
POWER PROVIDER: HARRISONBURG ELECTRIC COMMISSION (HEC)
PH: 540-434-5361
POLE # 5083
TELCO PROVIDER: VERIZON (800-356-2355)
POLE # 5083
NPANXX - 540-564

APPROVAL LIST

SITE AC _____
ZONING _____
R.F. _____
CONSTR. MANAGER _____
NETWORK-TELCO _____
NETWORK-POWER _____
PROPERTY OWNER/REP. _____
OPERATIONS _____
G.C. _____

HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.

OTHER REQUIREMENTS

FACILITY REQUIRES NO PLUMBING OR PARKING.

SHENTEL
SHENANDOAH MOBILE COMPANY

500 SHENTEL WAY
P.O. BOX 459
EDINBURG, VA 22824
(540) 984-5123

Dynatek

TELECOMMUNICATIONS SERVICES

7134 Brookwood Drive
Brookfield, OH 44403
Phone: 800-838-3224
Fax: (330) 448-4337
www.dynatektelecom.com

DYNATEK
PROJ. NO.: 6922

DRAWN BY: M.L.

CHECKED BY: V.A.C.

SUBMITTALS

1	6/2/09	REDLINE REVISIONS
0	5/12/09	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.



JMU NORTH
044-E

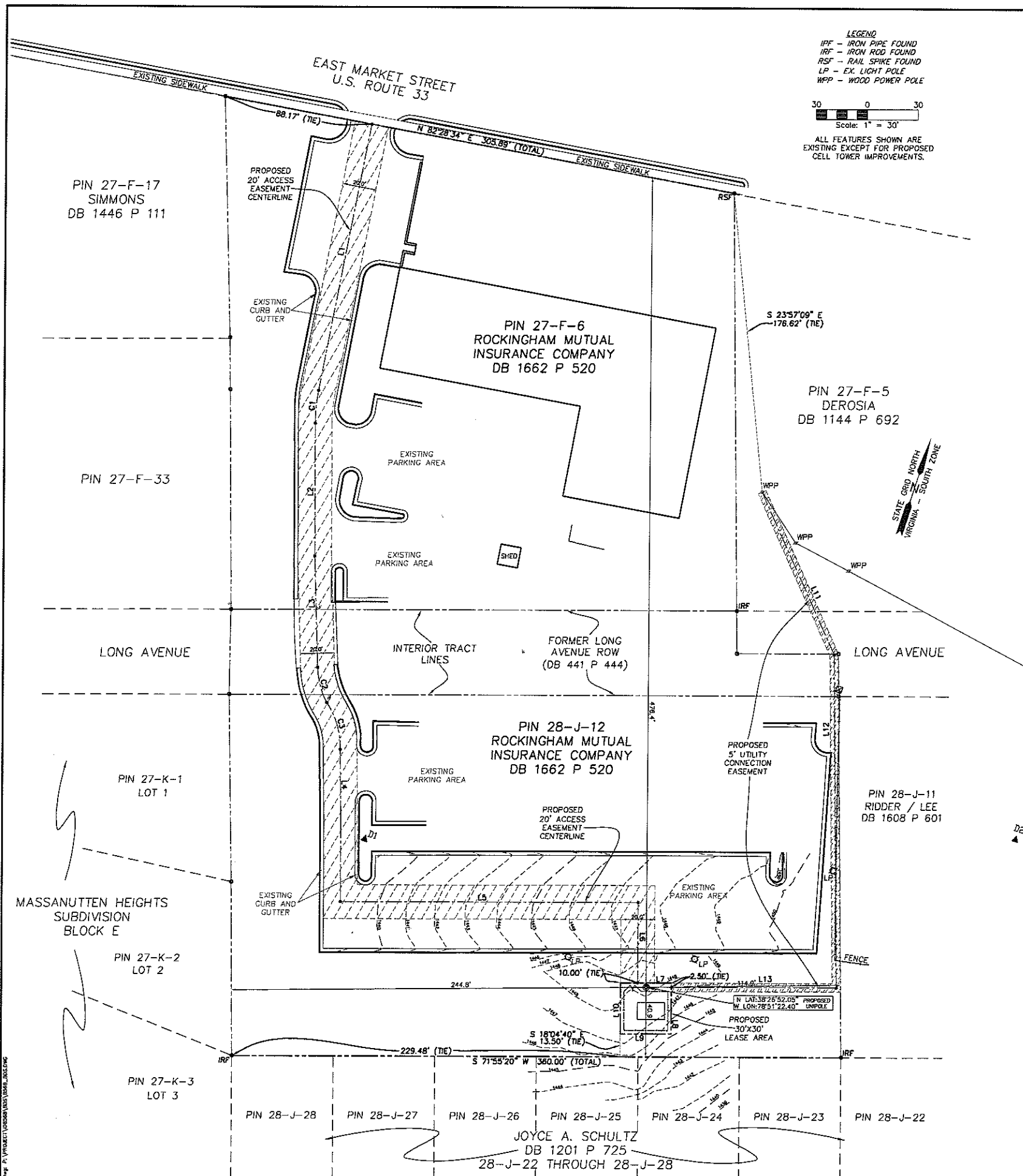
EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

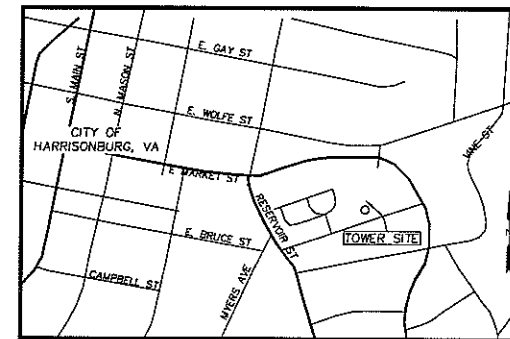
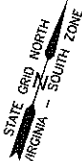
T-1



LEGEND
 IPF - IRON PIPE FOUND
 IRF - IRON ROD FOUND
 RSF - RAIL SPIKE FOUND
 LP - EX. LIGHT POLE
 WPP - WOOD POWER POLE

Scale: 1" = 30'

ALL FEATURES SHOWN ARE EXISTING EXCEPT FOR PROPOSED CELL TOWER IMPROVEMENTS.



VICINITY MAP
1" = 1000'

PROPOSED LEASE AREA DESCRIPTION
 THE PROPOSED LEASE AREA SHALL BE CONNECTED TO THE PROPOSED 20' ACCESS EASEMENT AT THE NORTHWEST CORNER OF THE PROPOSED LEASE AREA. THE LOCATION OF THE PROPOSED LEASE AREA IS TIED TO THE PROPERTY BOUNDARIES AS SHOWN ON THIS PLAN AND IS FURTHER DESCRIBED WITH THE FOLLOWING LINE TABLE:

LINE	BEARING	DISTANCE
L7	S 71°52'18" W	30.00'
L8	N 18°07'42" W	30.00'
L9	N 71°52'18" E	30.00'
L10	S 18°07'42" E	30.00'

PROPOSED 20' ACCESS EASEMENT DESCRIPTION
 THE PROPOSED ACCESS EASEMENT SHALL BE TWENTY (20) FEET IN WIDTH AND CONNECTED TO THE EXISTING ENTRANCE/LEASE AREA OFF OF EAST MARKET STREET (U.S. ROUTE 33) AT THE LOCATION SHOWN ON THIS PLAN AND IS FURTHER DESCRIBED WITH THE FOLLOWING LINE AND CURVE TABLES:

CENTERLINE PROPOSED 20' ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	19.40'	19.37'	S 12°43'01" E	11°06'49"	9.73'
C2	48.68'	21.48'	21.29'	S 33°10'17" E	26°22'04"	10.93'
C3	47.46'	29.32'	28.85'	S 34°37'08" E	35°23'33"	15.14'

CENTERLINE PROPOSED 20' ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°09'36" W	155.56'
L2	N 18°16'26" W	78.21'
L3	N 19°59'15" W	65.52'
L4	N 18°50'39" W	41.87'
L5	S 71°54'41" W	175.77'
L6	N 18°07'42" W	47.27'

PROPOSED UTILITY EASEMENT DESCRIPTION
 THE PROPOSED UTILITY EASEMENT SHALL BE FIVE (5) FT WIDE AND RUN FROM THE UTILITY POLE AS SHOWN ON THIS PLAN TO THE CORNER OF THE ROCKINGHAM MUTUAL INSURANCE COMPANY PROPERTY IN A SOUTHERLY DIRECTION ALONG THE EASTERLY PROPERTY LINE AS SHOWN AND THENCE DEPARTING THE EASTERLY PROPERTY LINE IN A WESTERLY DIRECTION PARALLEL TO THE NORTHERLY LINE OF THE PROPOSED LEASE AREA AND IS FURTHER DESCRIBED WITH THE FOLLOWING LINE TABLE:

CENTERLINE PROPOSED 5' UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L11	S 42°26'24" E	104.95'
L12	S 18°53'40" E	195.96'
L13	S 71°52'18" W	97.45'

NOTES:
 NO SUBSURFACE UTILITIES LOCATIONS WERE DETERMINED BY RACEY ENGINEERING, THEREFORE NO SUBSURFACE UTILITIES ARE SHOWN ON THIS DRAWING.

THE CONTOURS SHOWN ARE BASED ON NAVD 88 DATUM.

THIS DRAWING PREPARED BY RACEY ENGINEERING IS TO SHOW THE PROPOSED LEASE AREA AND INGRESS/EGRESS AND UTILITY EASEMENT AREAS. NO ENGINEERING SERVICES RELATED TO THE PROPOSED TOWER AND/OR EQUIPMENT INSTALLATION WERE PROVIDED BY RACEY ENGINEERING AT THE TIME OF THIS DRAWING.

FIELD SURVEY WAS CONDUCTED BY RACEY ENGINEERING ON 4-8-09, WHILE GPS BENCHMARKS WERE PERFORMED BY OTHERS.

IT IS THE INTENT OF THIS EXHIBIT TO PROVIDE FOR UNINTERRUPTED ACCESS TO AND FROM EAST MARKET STREET TO THE PROPOSED LEASE AREA, AS WELL AS EASEMENT ACCESS FOR UTILITY CONNECTIONS TO THE PROPOSED UNIPOLAR LOCATION.

SITE INFORMATION:

SITE LOCATION: CITY OF HARRISONBURG, VIRGINIA
 SITE NAME: JMU NORTH
 SITE NUMBER: 044E

SITE LOCATED ON PROPERTY OWNED BY ROCKINGHAM MUTUAL INSURANCE COMPANY AT 633 EAST MARKET STREET, HARRISONBURG, VA

PROPOSED SHENTEL UNI-POLE (STEALTH)

PROPOSED LOCATION

LATITUDE 38°26'52.05" N
 LONGITUDE 78°51'22.40" W

BASE ELEVATION 1448 FEET - NAVD 88

SURVEY CONTROL/BENCHMARK DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
D1	405081.450	11380895.875	1439.37	IRT/CAP
D2	4051101.972	11381080.802	1449.23	IRT/CAP

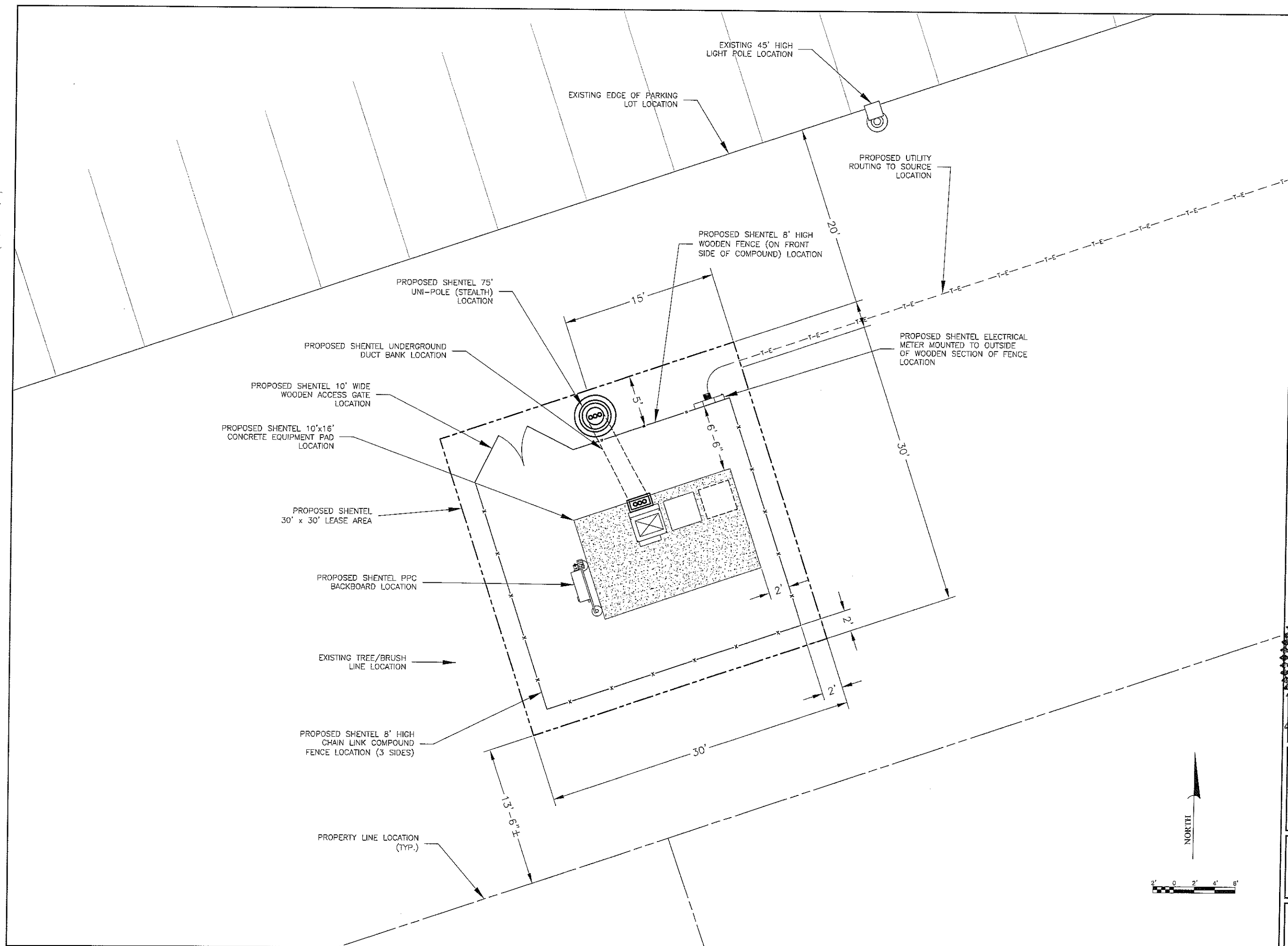
Revisions	Date
Dimension to Property Lines and Moved Location of Lease Area Per Client	6/2/2009

EXHIBIT SHOWING
SHENTEL TOWER SITE
 SHENTEL SITE ID: 044E JMU NORTH
 R.E. JOB # 4016 ~ MAY 4, 2009

COMPANY IN SEARCH OF LEASE:
SHENTEL
 SHENTEL CENTER
 500 Shentel Way
 Edinburg, VA 22824
 Phone: 1-800-SHENTEL
 www.shentel.com

DRAWINGS PREPARED FOR:
DYNATEK
 TELECOMMUNICATIONS SERVICES
 7134 Brookwood Drive
 Brookfield, OH 44143
 Phone: 800-838-3224
 Fax: 303-448-4337
 www.dynatektelecom.com





500 SHENTEL WAY
P.O. BOX 459
EDINBURG, VA 22824
(540) 984-5123

Dynatek

TELECOMMUNICATIONS SERVICES

7134 Brookwood Drive
Brookfield, OH 44403
Phone: 800-838-3224
Fax: (330) 448-4337
www.dynatektelecom.com

DYNATEK PROJ. NO.:	6922
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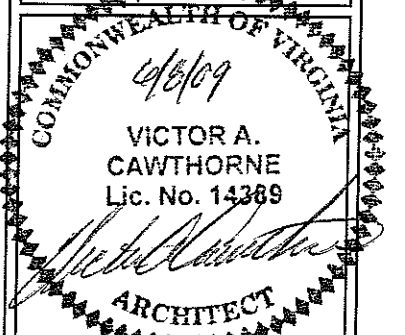
DRAWN BY: M.L.

CHECKED BY: V.A.C.

SUBMITTALS

1	6/2/09	REDLINE REVISIONS
0	5/12/09	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN
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NAME IS STRICTLY PROHIBITED.



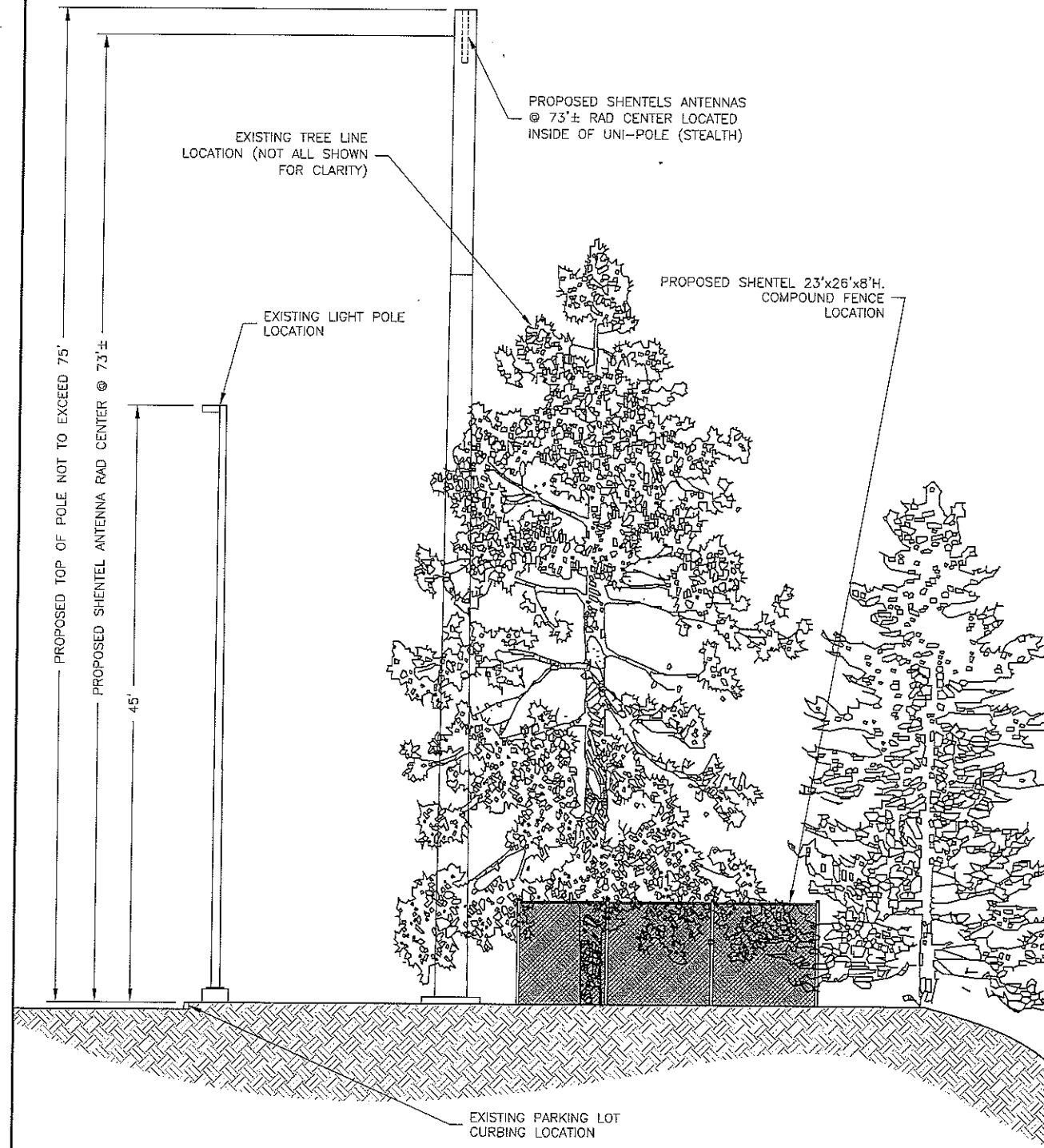
JMU NORTH
044-E

EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:
ARCHITECTURAL
SITE LAYOUT

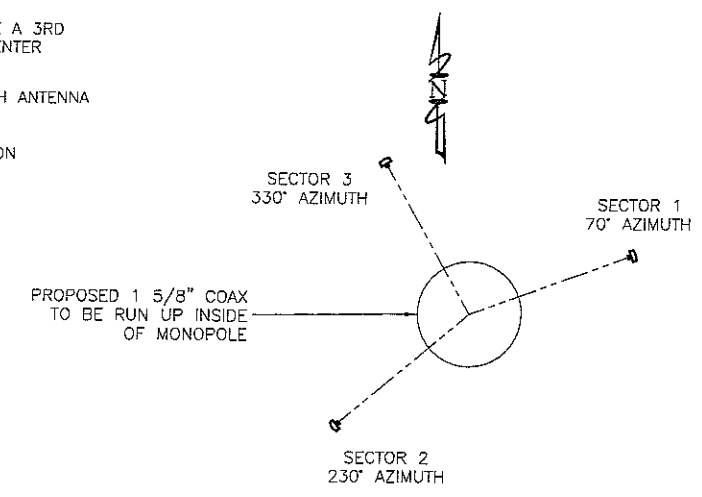
SHEET NUMBER:

A-1



ANTENNA INSTALLATION NOTES:

1. AZIMUTHS OF ANTENNA SHALL BE AS FOLLOWS:
SECTOR 1=70° SECTOR 2=230° SECTOR 3=330°
2. SHENANDOAH PERSONAL COMMUNICATIONS REQUIRE A 3RD PARTY CERTIFICATION FOR THE AZIMUTH & RAD CENTER OF EACH ANTENNA.
3. CONTRACTOR SHALL VERIFY THE DOWNTILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
4. CONTRACTOR SHALL PROVIDE PHOTO DOCUMENTATION THAT ANTENNAS ARE PLUMB.



ANTENNA ORIENTATION

COAXIAL CABLE	
CABLE SIZE	CABLE LENGTH
7/8"	0' - 100'
1 1/4"	101' - 200'
1 5/8"	201' - +

CABLE LENGTH TABLE

COAXIAL CABLE MINIMUM BEND RADIUS	
CABLE SIZE	MINIMUM BEND RADIUS
1/2"	10"
3/4"	18"
1 1/4"	22"
1 5/8"	28"

COAX BEND TABLE

	SECTOR 1				SECTOR 2				SECTOR3			
	COAX CABLE TYPE/SIZE	LENGTH (FT)		COAX CABLE TYPE/SIZE	LENGTH (FT)		COAX CABLE TYPE/SIZE	LENGTH (FT)				
		TRX	RX		TRX	RX		TRX	RX			
ANTENNA JUMPER	FLC 12 50J 1/2"	C1 6'	C2 6'	FLC 12 50J 1/2"	C1 6'	C2 6'	FLC 12 50J 1/2"	C1 6'	C2 6'			
MAIN CABLE	1 5/8"	175'	175'	1 5/8"	175'	175'	1 5/8"	175'	175'			
EQUIPMENT JUMPER	FLC 12 50J 1/2"	4'	4'	FLC 12 50J 1/2"	4'	4'	FLC 12 50J 1/2"	4'	4'			
CABLE COLOR CODE	C1	YELLOW BROWN WHITE		C3	RED BROWN WHITE		C5	GREEN BROWN WHITE				
	C2	YELLOW WHITE WHITE		C4	RED WHITE WHITE		C6	GREEN WHITE WHITE				
ANTENNA	ANDREW HBX-6516DS-VTM			ANDREW HBX-6516DS-VTM			ANDREW HBX-6516DS-VTM					
NUMBER OF ANTENNAS	1			1			1					
RADIATION CENTER	73'-0"			73'-0"			73'-0"					
MOUNT TYPE	SEE POLE MANUFACTURER FOR ACTUAL MOUNTING OF ANTENNAS INSID EOF POLE			SEE POLE MANUFACTURER FOR ACTUAL MOUNTING OF ANTENNAS INSID EOF POLE			SEE POLE MANUFACTURER FOR ACTUAL MOUNTING OF ANTENNAS INSID EOF POLE					
AZIMUTH	70 DEGREE			230 DEGREE			330 DEGREE					
DOWN TILT	-2 DEGREE (+7EDT)			0 DEGREE (+4EDT)			-2 DEGREE (+8EDT)					



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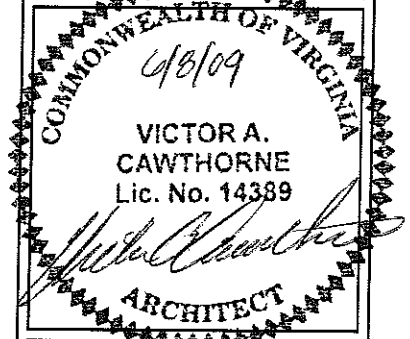
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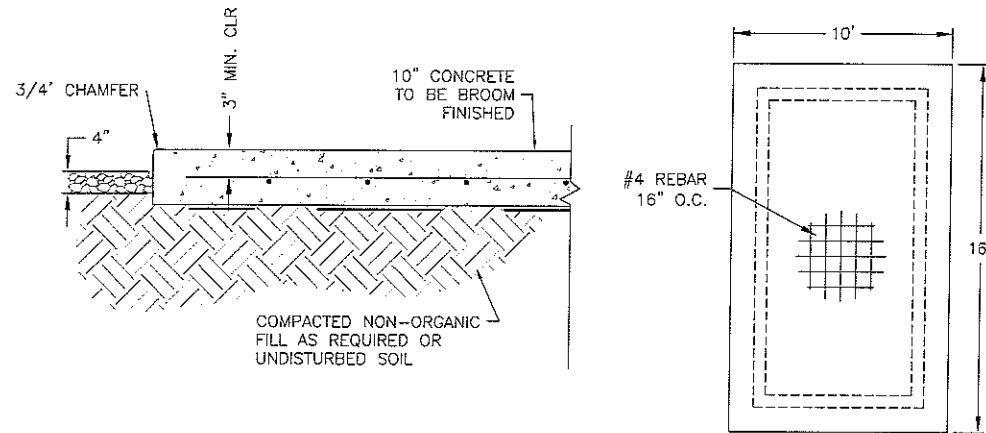
JMU NORTH
044-E

EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:
TOWER
ELEVATION/
SITE DETAILS

SHEET NUMBER:

A-2



SECTION VIEW

PLAN VIEW

TYPICAL EQUIPMENT FOUNDATION DETAIL

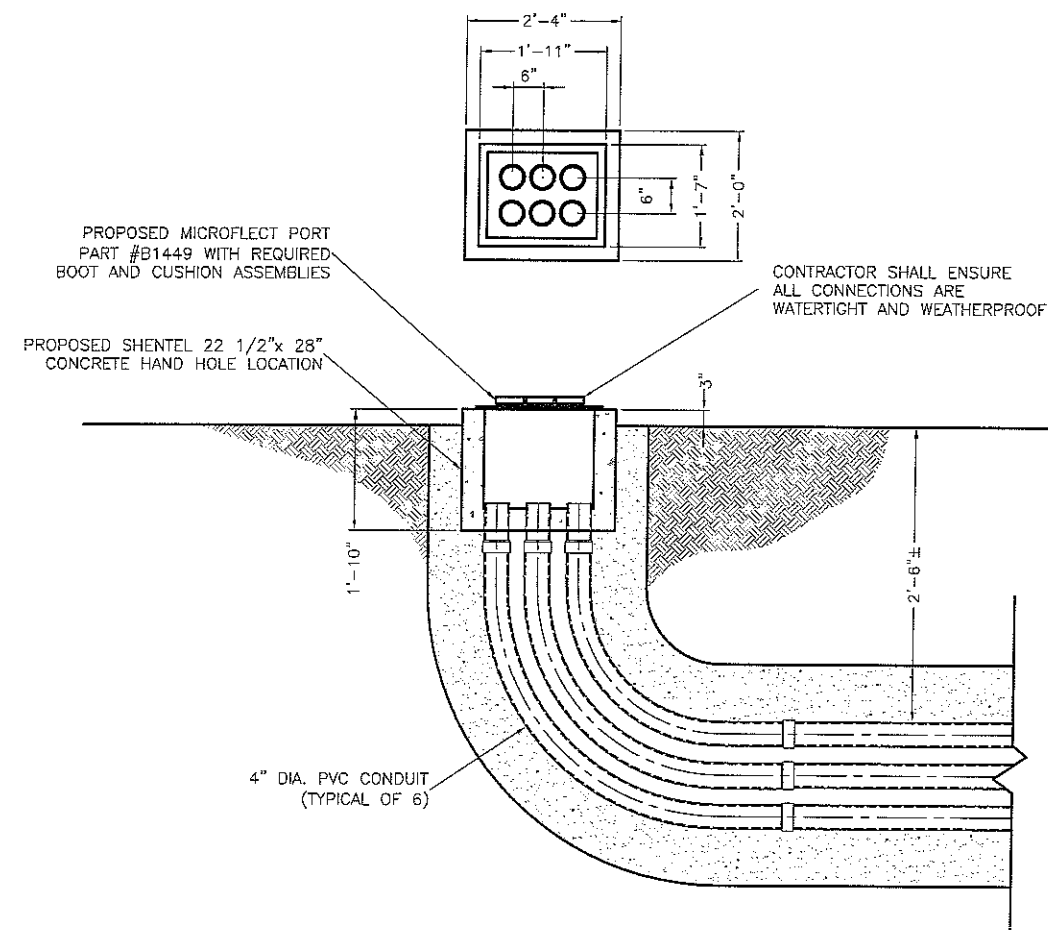
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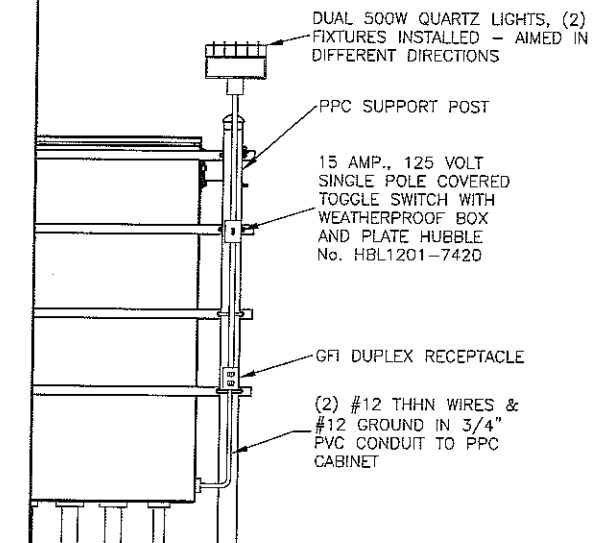
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DUCT BANK DETAIL

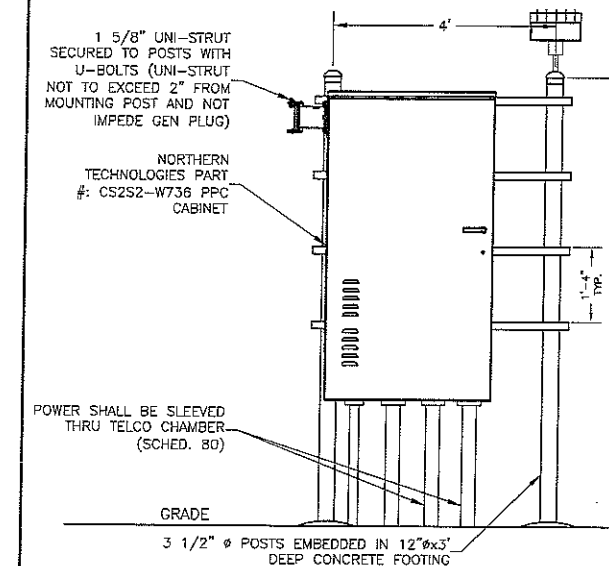
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NOT USED



WORK LIGHT DETAIL

4



PPC & UTILITY BACKBOARD DETAIL

5

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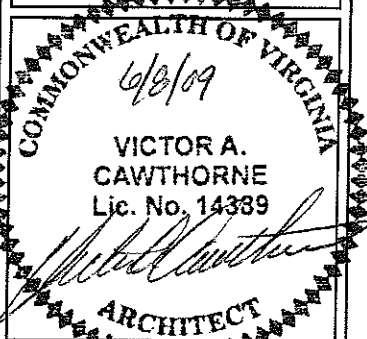
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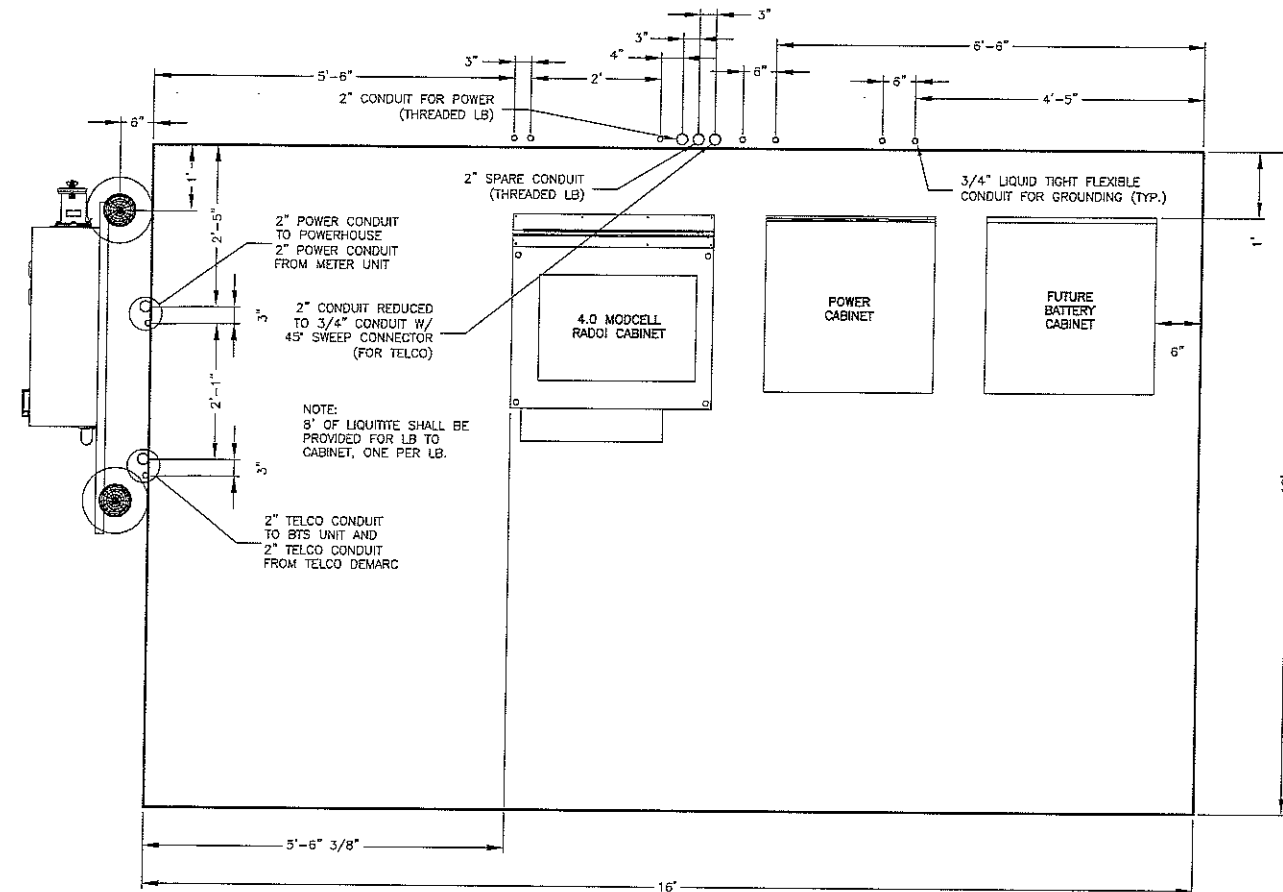
SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

A-3

SEE POLE MANUFACTURE FOR THE MOUNTING OF THE ANTENNAS INSIDE OF POLE



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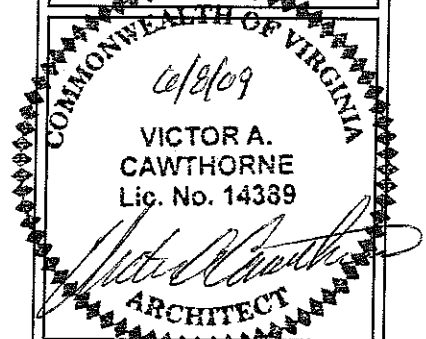
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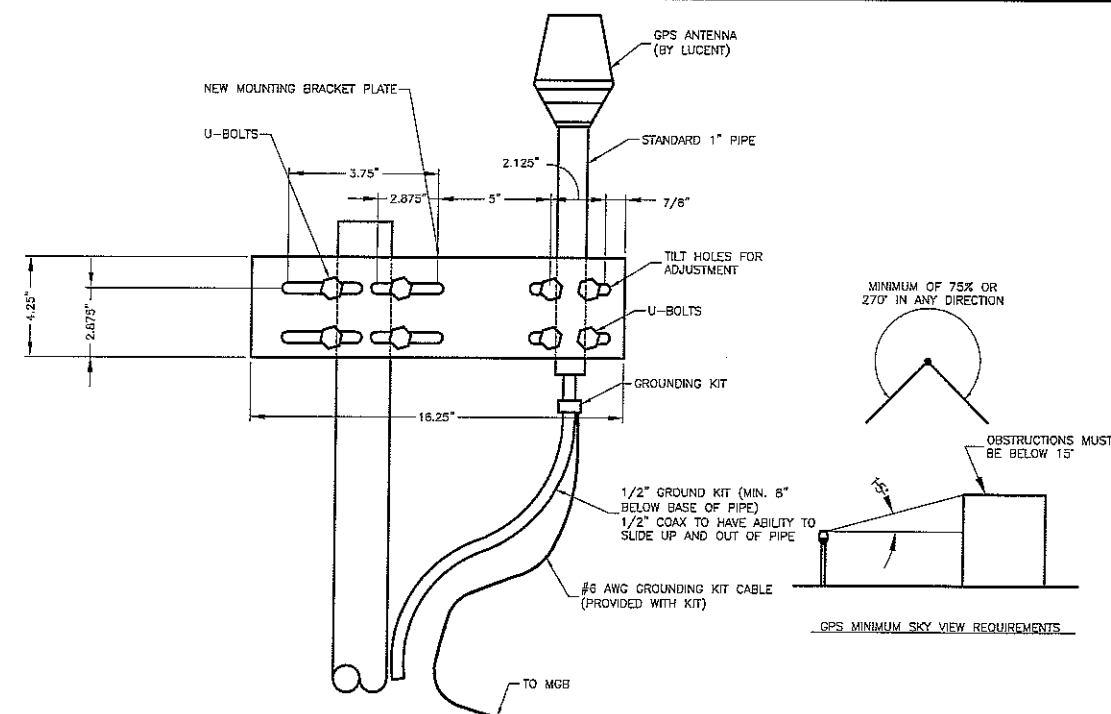
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HARRISONBURG, VA 22802

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
A-4

TYPICAL ANTENNA MOUNT DETAILS



NOTES:

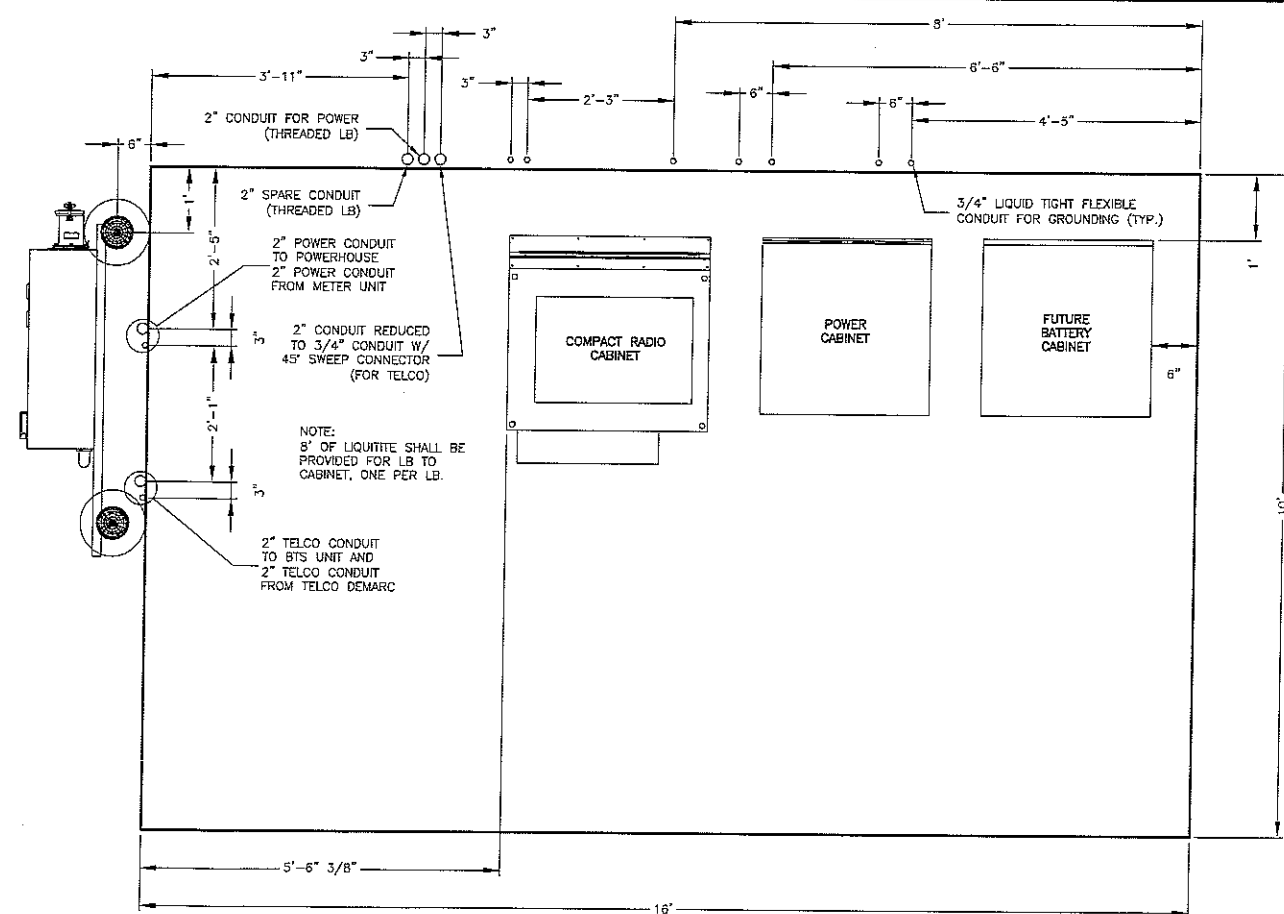
1. THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
2. THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE DEBURRED AND SMOOTH IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
3. IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
4. DO NOT SWEEP TEST GPS ANTENNA.

GPS MOUNTING DETAIL

2

TYPICAL 4.0 MODCELL EQUIPMENT PAD LAYOUT DETAIL

1



4

TYPICAL COMPACT RADIO EQUIPMENT PAD LAYOUT DETAIL

3



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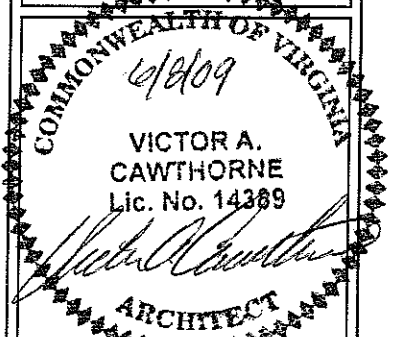
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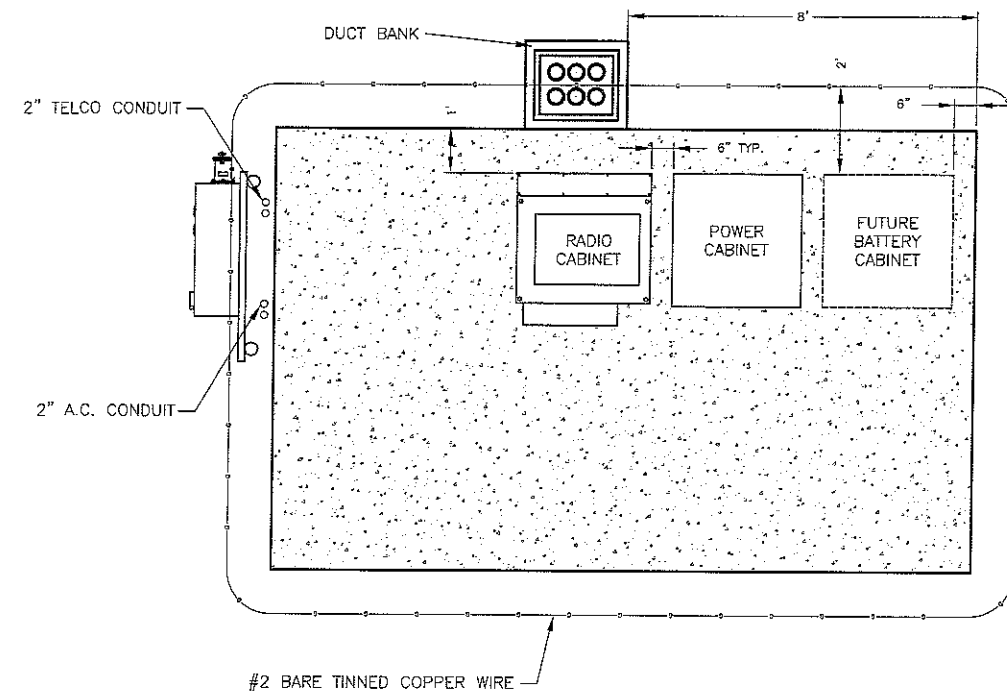
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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

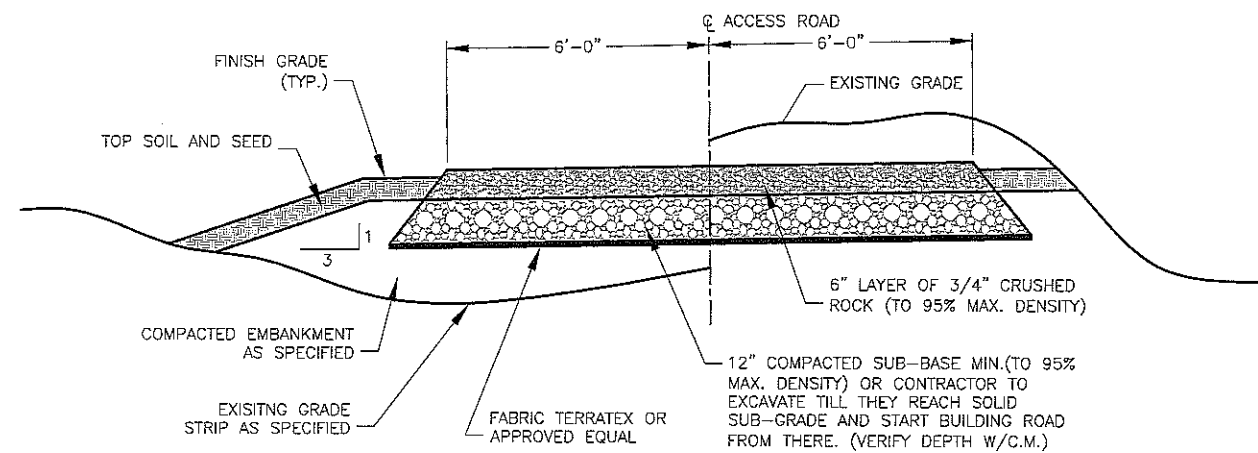
A-5



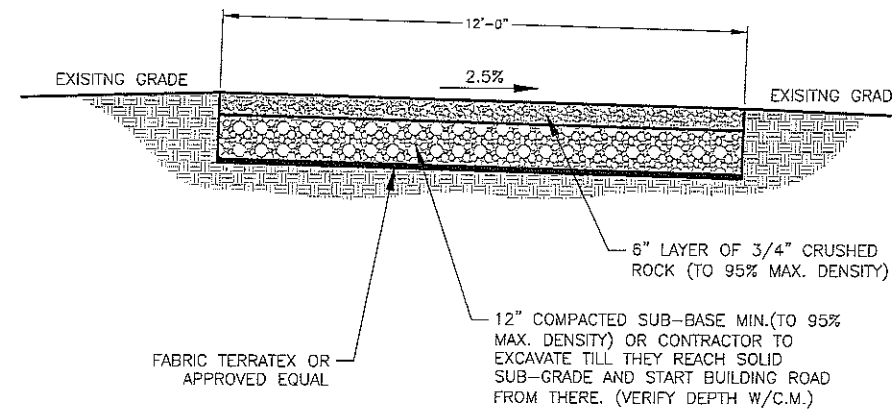
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2 TYPICAL DUCT BANK LAYOUT DETAIL

1



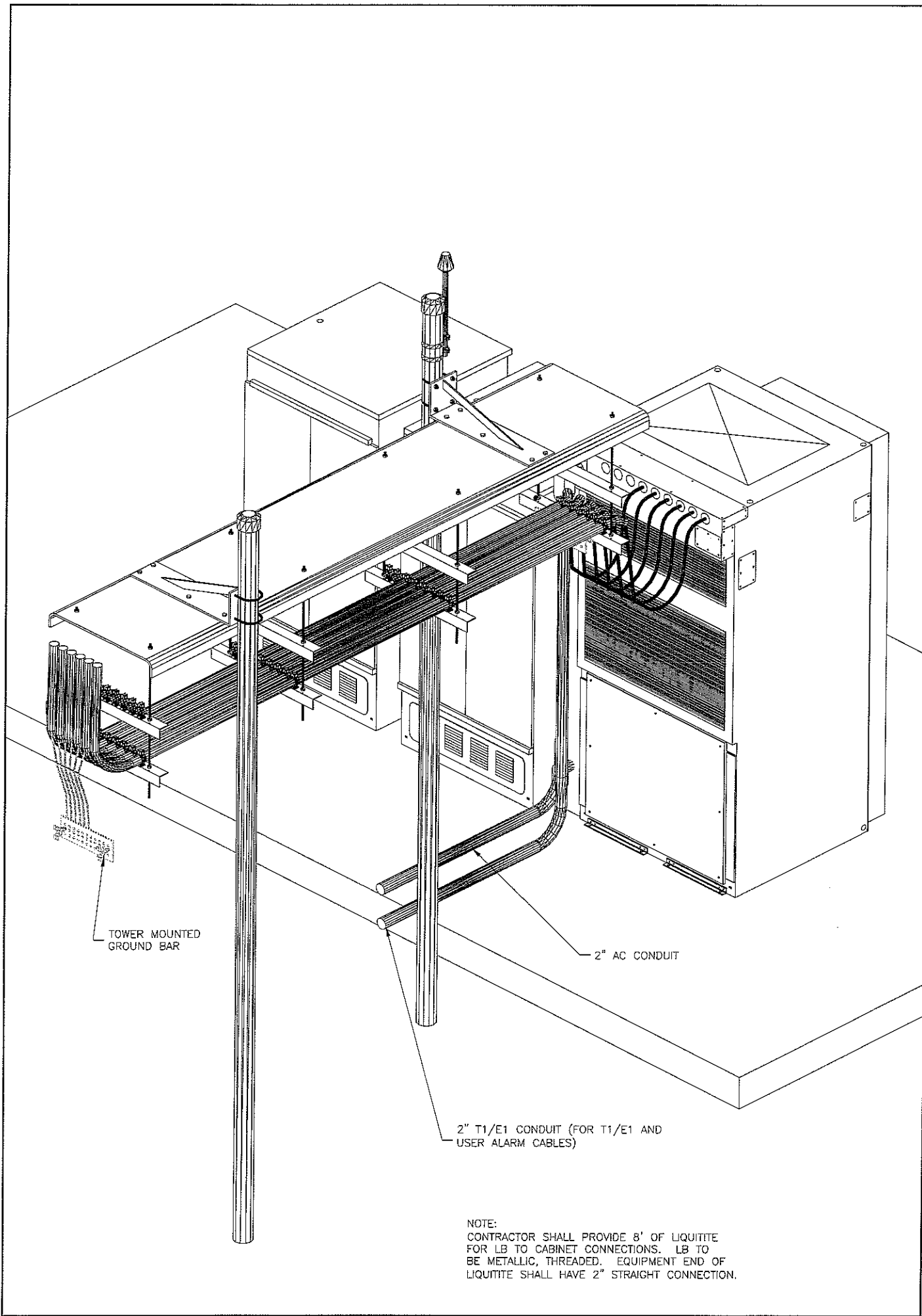
TYPICAL ROAD ENTRANCE SECTION DETAIL:
NOTE: PERTAINS TO FIRST 50' OF ACCESS DRIVE



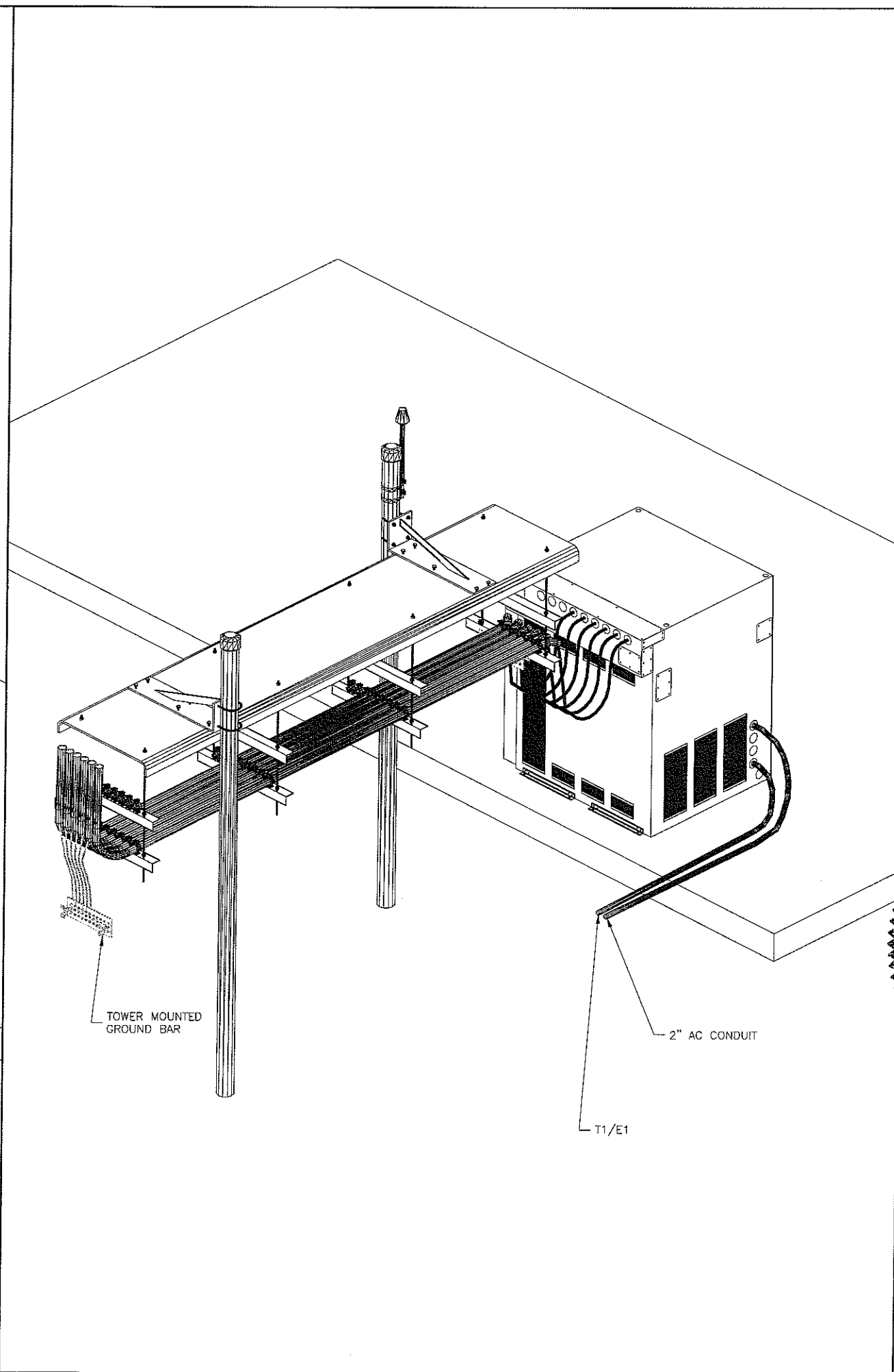
TYPICAL @ GRADE GRAVEL ACCESS ROAD:

TYPICAL ACCESS ROAD DETAILS

3



NOTE:
CONTRACTOR SHALL PROVIDE 8' OF LIQUITITE
FOR LB TO CABINET CONNECTIONS. LB TO
BE METALLIC, THREADED. EQUIPMENT END OF
LIQUITITE SHALL HAVE 2" STRAIGHT CONNECTION.



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Lic. No. 14389
ARCHITECT

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SHEET TITLE:
**RADIO CABINET
DETAILS**

SHEET NUMBER:
A-6



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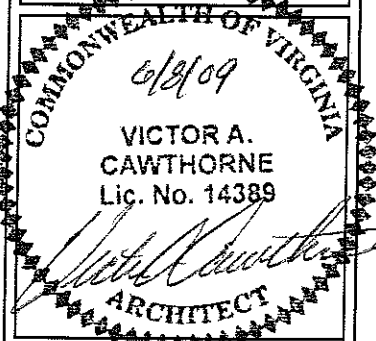
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SHEET TITLE:

FENCE DETAILS

SHEET NUMBER:

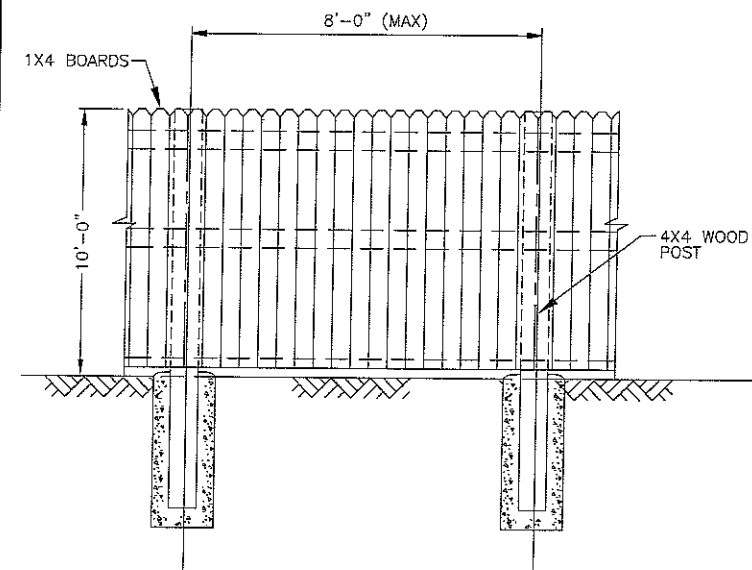
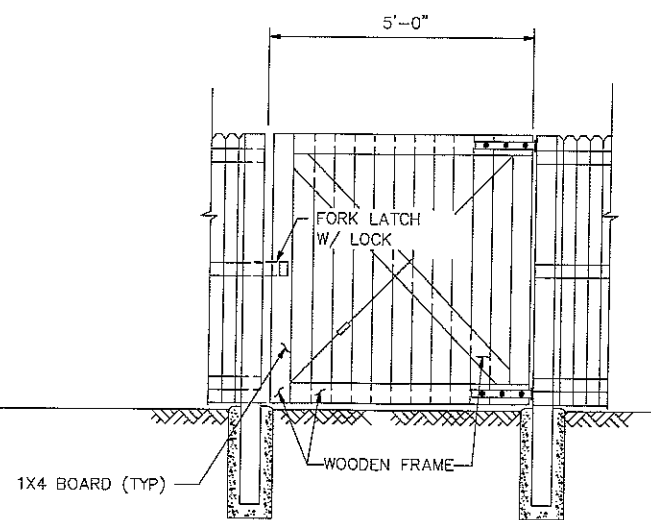
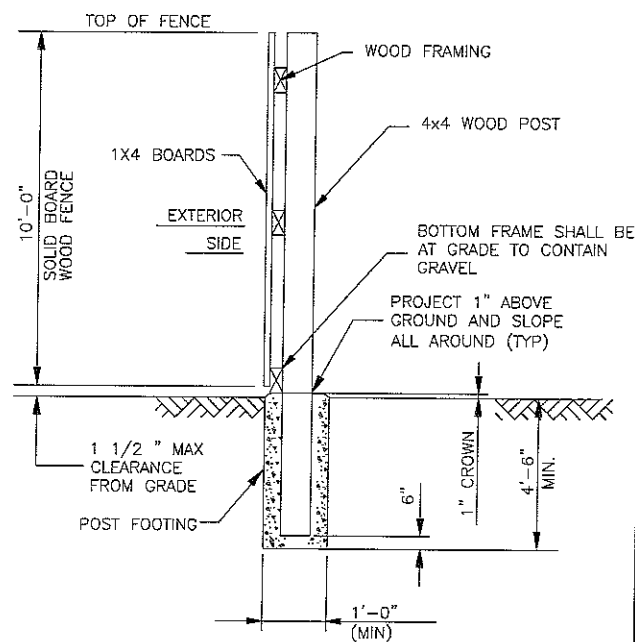
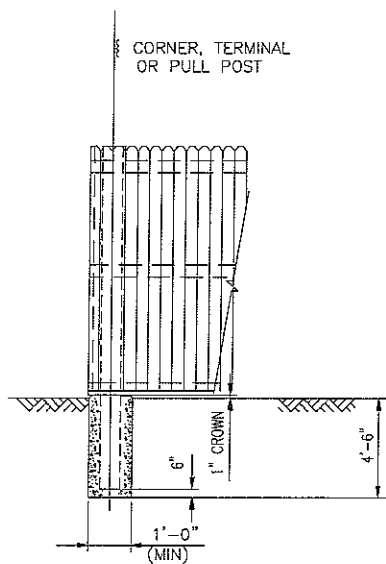
A-7

NOT USED

2

NOT USED

1



CORNER POST DETAIL

6

FENCE SECTION (TYPICAL)

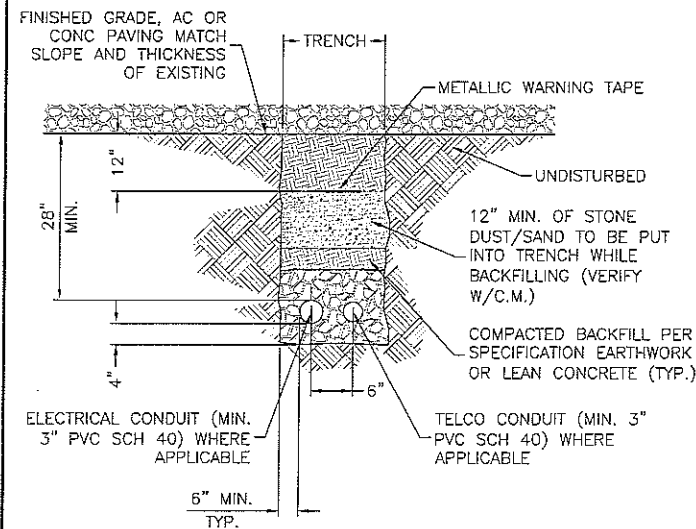
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FENCE GATE DETAIL

4

TYPICAL ELEVATION

3

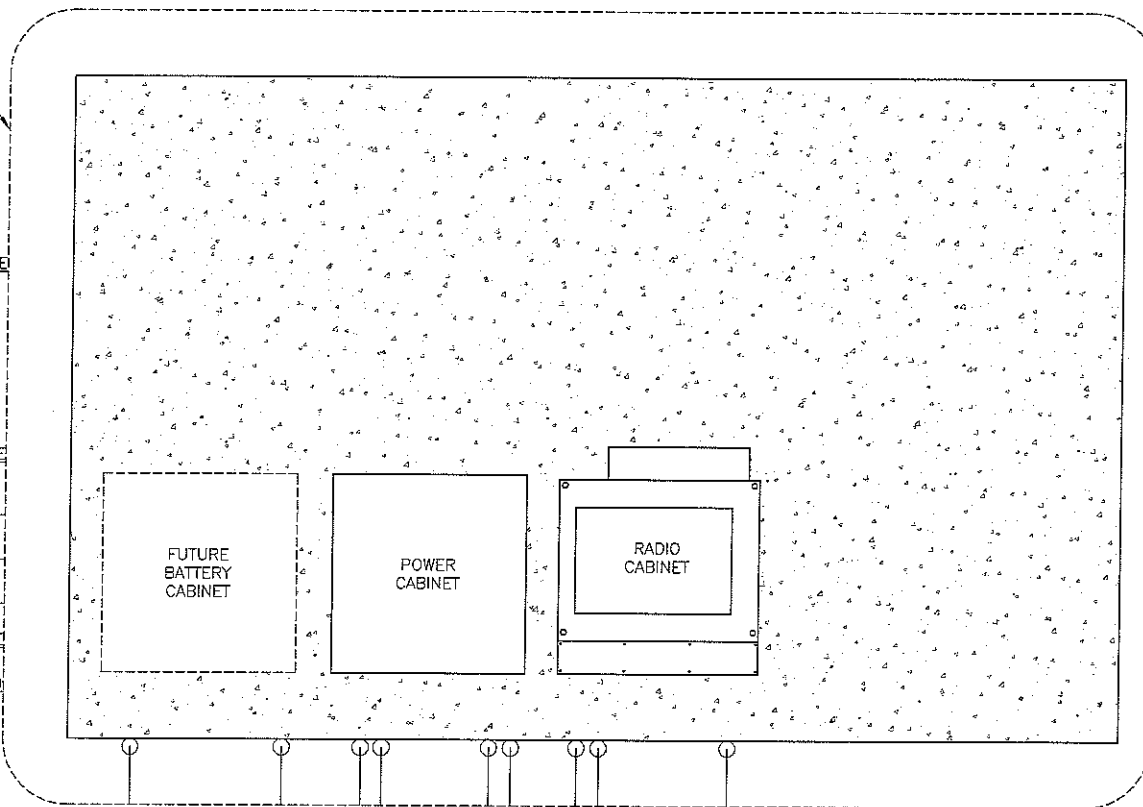
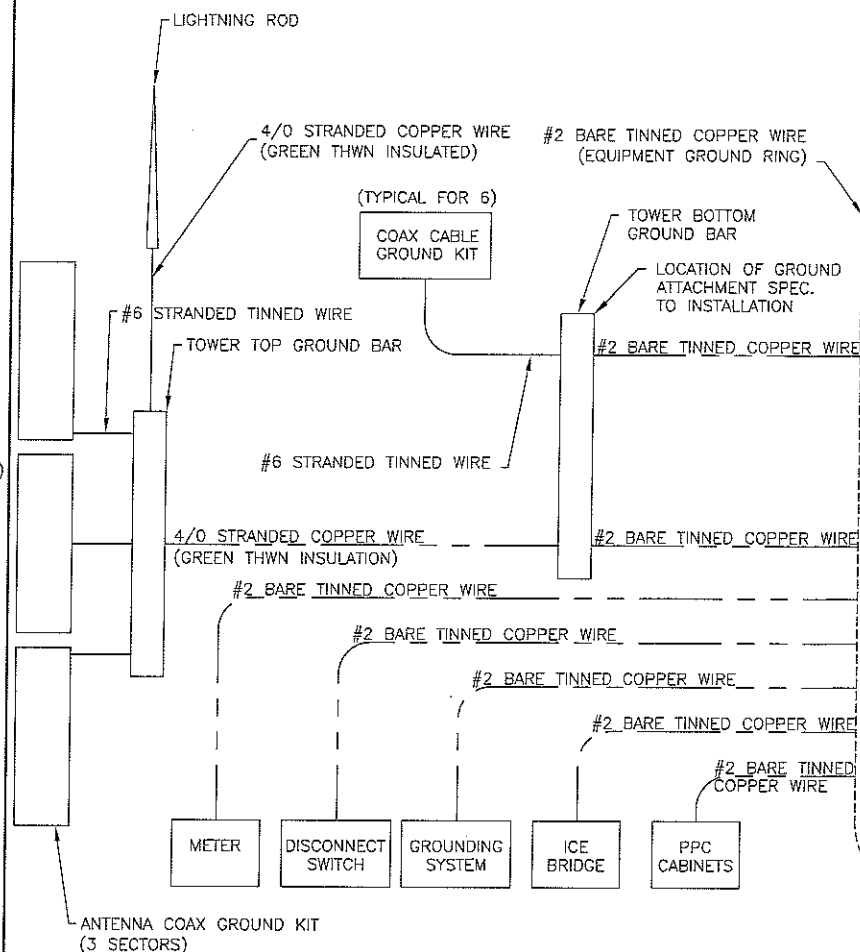


NOTE TO CONTRACTOR:

INSTALL PULL BOXES ON RUNS EXCEEDING (4) 90° BENDS PER NEC STANDARDS.

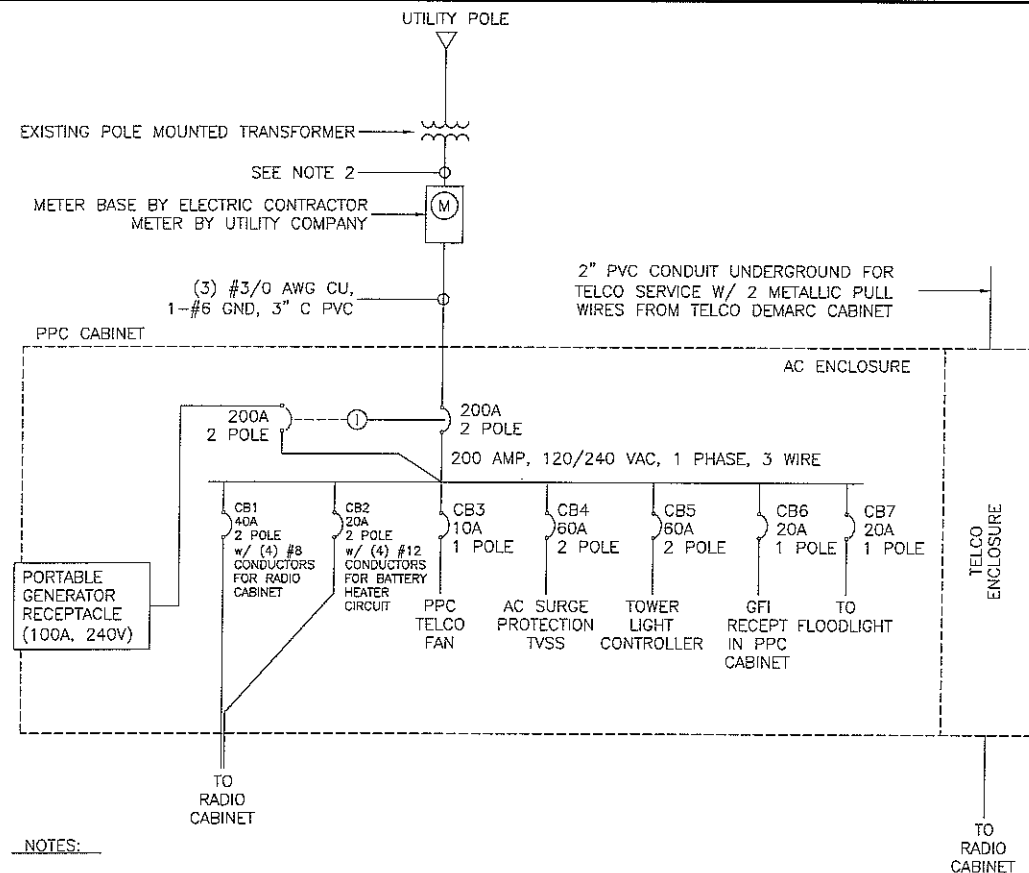
CONDUIT SEPARATION TO BE VERIFIED WITH LOCAL UTILITY CO.

CONTRACTOR TO INSTALL DB60 NYLON PULL STRING IN POWER AND TELCO CONDUITS.



TELCO/POWER UTILITY TRENCH DETAIL

2 GROUNDING DIAGRAM

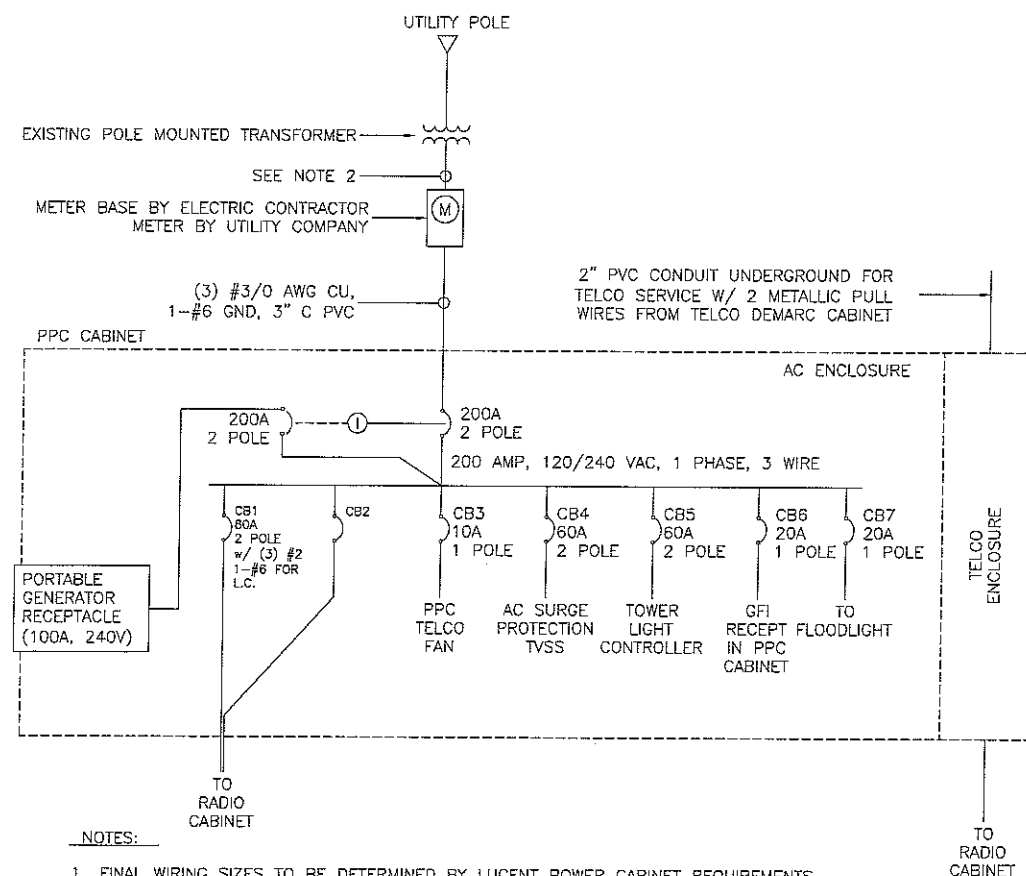


NOTES:

1 FINAL WIRING SIZES TO BE DETERMINED BY LUCENT POWER CABINET REQUIREMENTS.

2. CONTRACTOR SHALL COORDINATE WITH OWNER AND POWER UTILITY COMPANY ALL REQUIREMENTS FOR SERVICE. PROVIDE ALL TRENCHING, CONDUITS, WIRE, ETC. FOR A 400A, 120/240V 1-PH ELECTRIC SERVICE.

COMPACT RADIO SINGLE-LINE DIAGRAM



NOTES:

1 FINAL WIRING SIZES TO BE DETERMINED BY LUCENT POWER CABINET REQUIREMENTS.

2. CONTRACTOR SHALL COORDINATE WITH OWNER AND POWER UTILITY COMPANY ALL REQUIREMENTS FOR SERVICE. PROVIDE ALL TRENCHING, CONDUITS, WIRE, ETC. FOR A 400A, 120/240V 1-PH ELECTRIC SERVICE.

4 4.0 MODCELL SINGLE-LINE DIAGRAM

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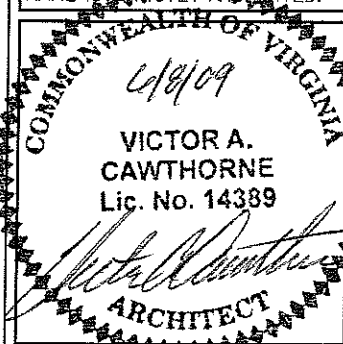
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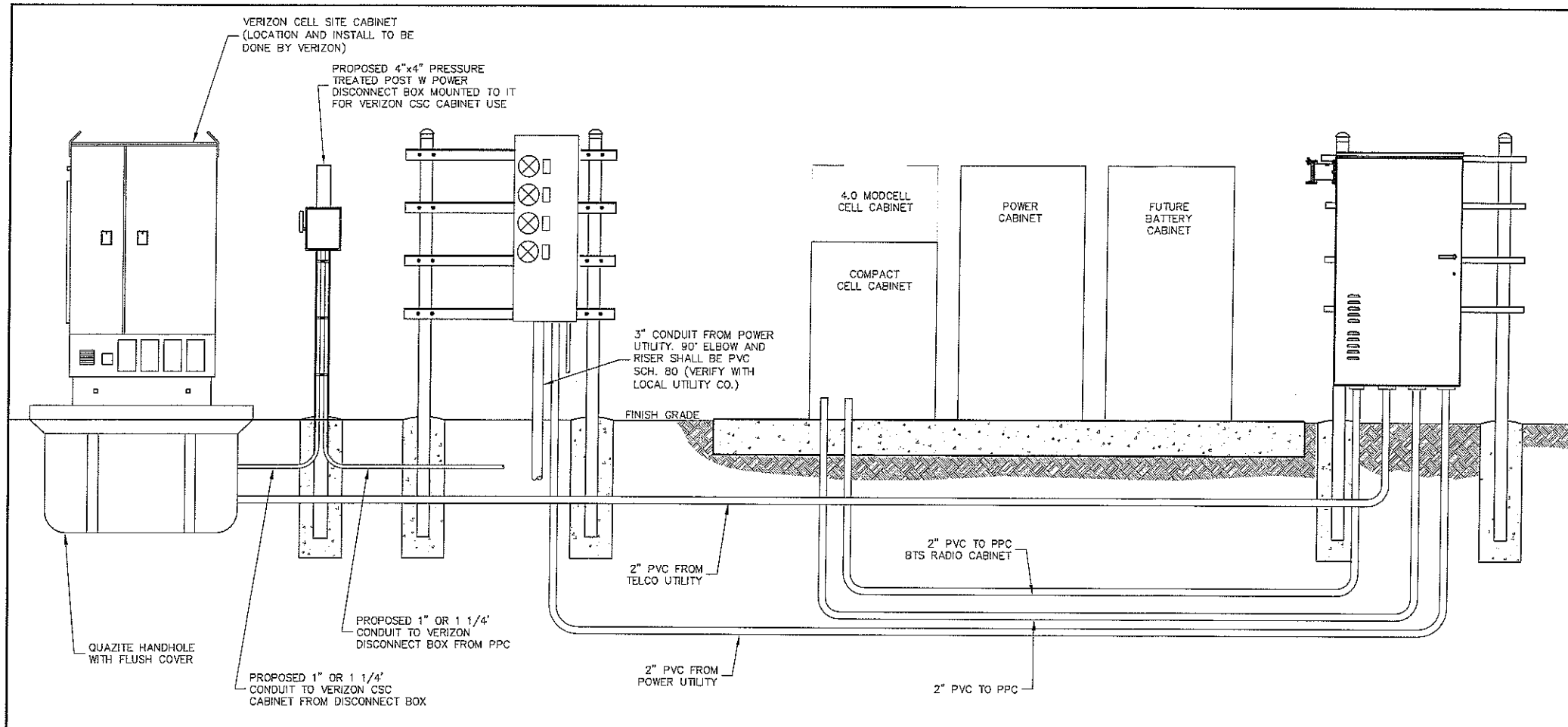
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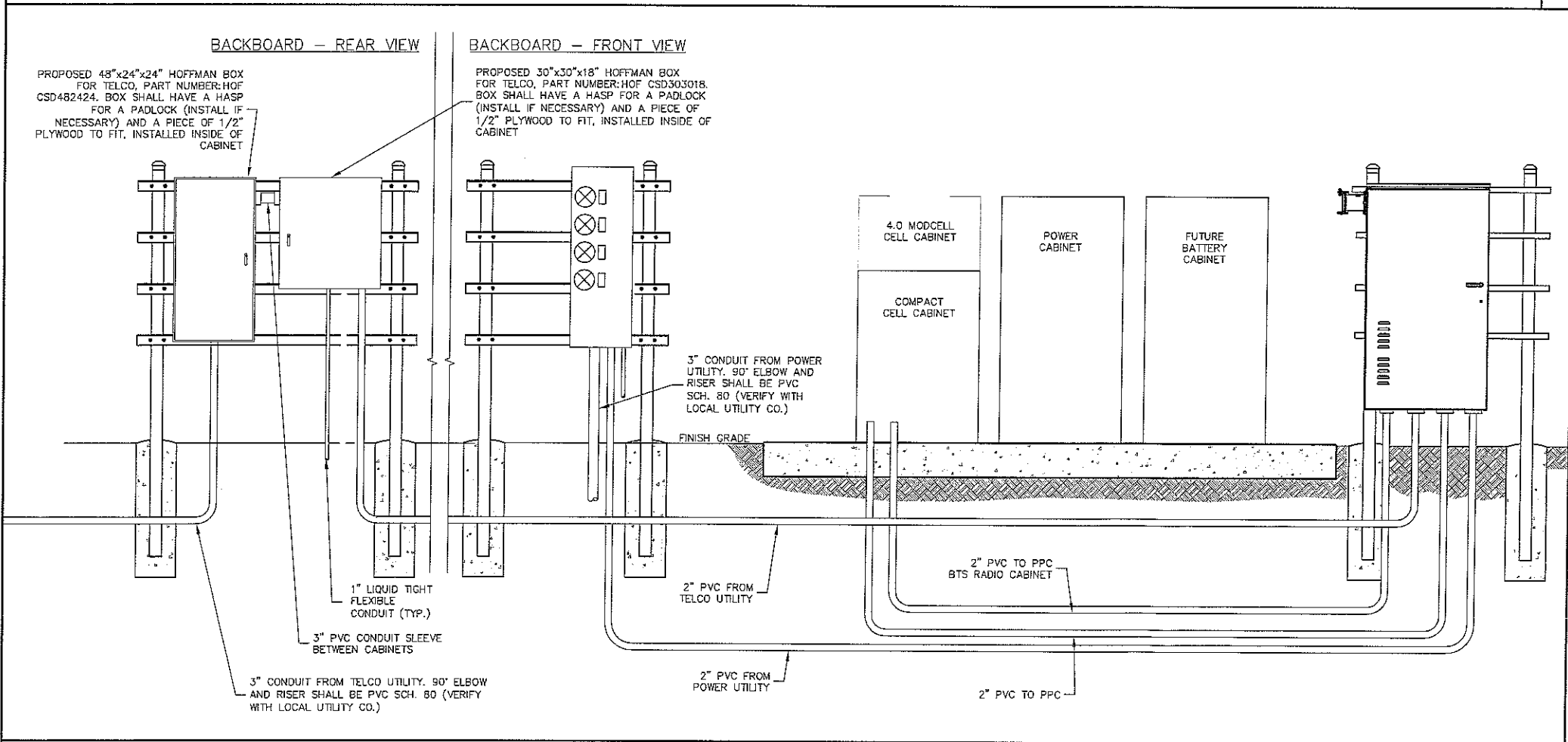
SHEET TITLE:
**GROUNDING
& ELECTRICAL
DETAILS**

SHEET NUMBER:

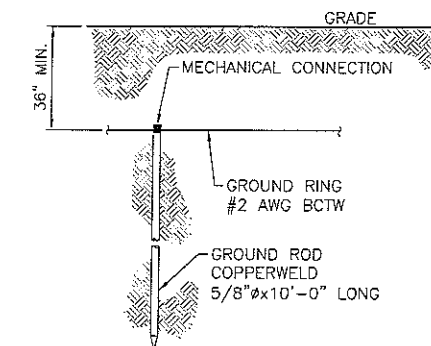
E-1



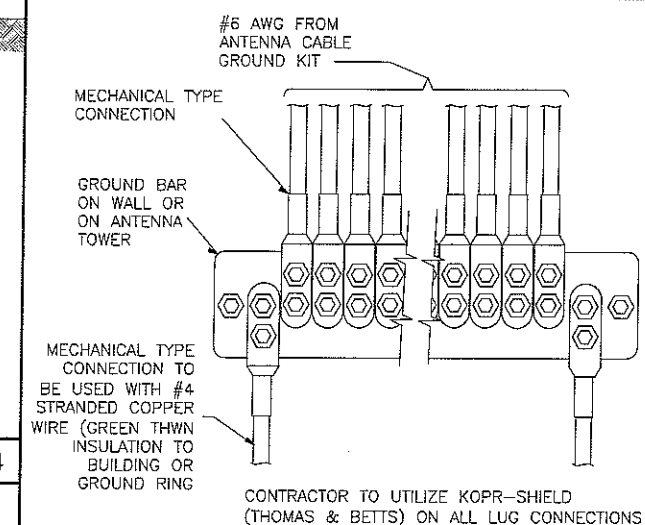
VERIZON UTILITY RISER DIAGRAM



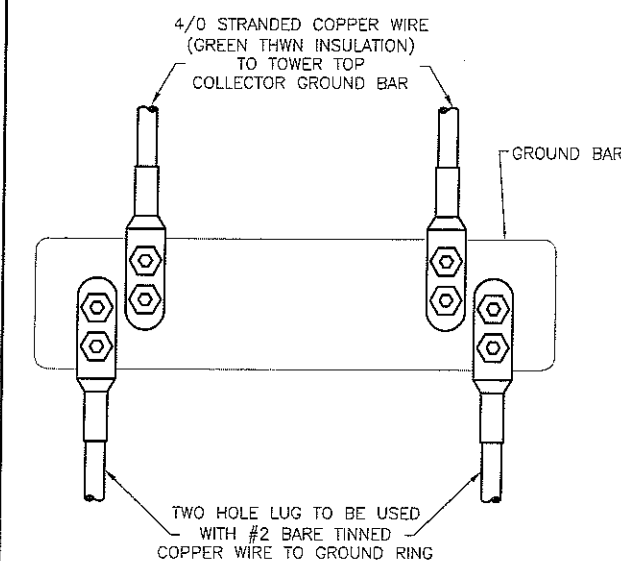
NON-VERIZON UTILITY RISER DIAGRAM



GROUND ROD DETAIL



TOP OF TWR. GROUND BAR DETAIL



BOTTOM OF TWR. GROUND BAR DETAIL

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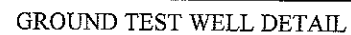
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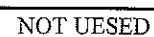
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& UTILITY
DETAILS**

SHEET NUMBER:

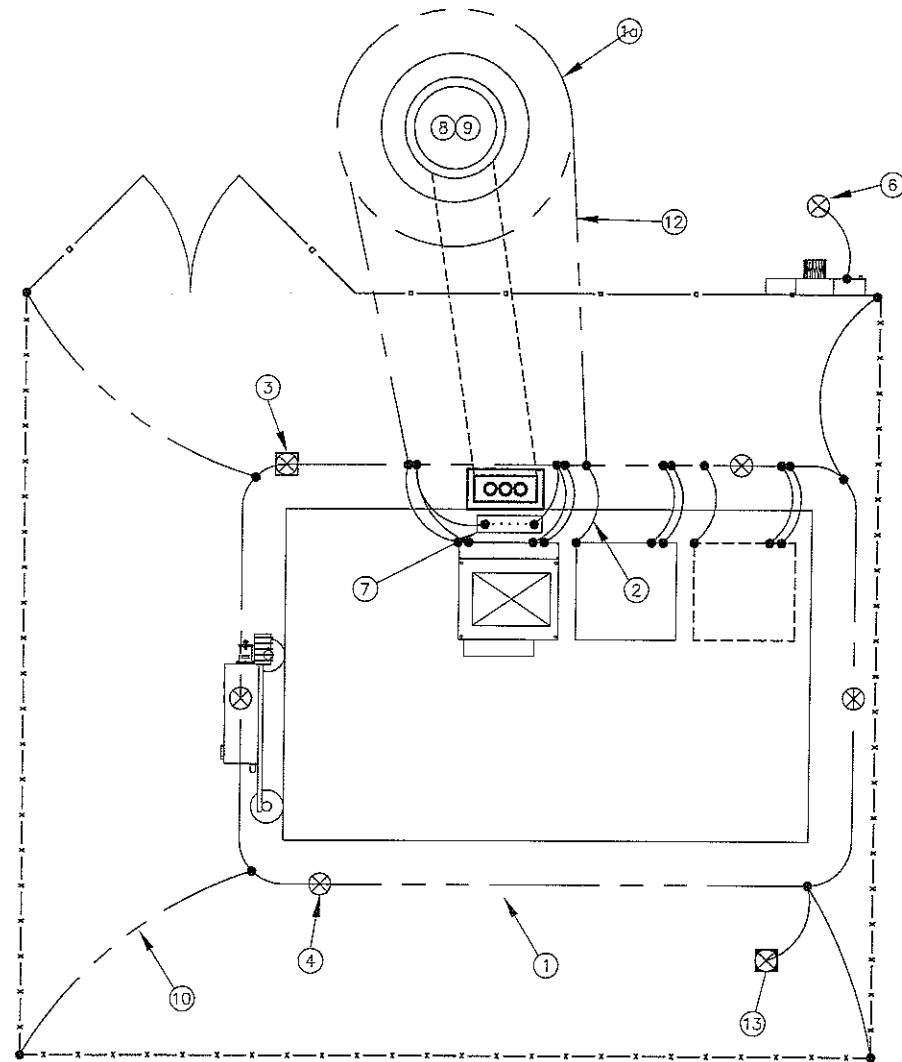
E-2



- ### STANDARD GROUND BAR DETAIL



E-3



ELECTRICAL SYMBOLS

⊗	GROUND TEST WELL WITH GROUND BAR
⊗	GROUND ROD WITH ACCESS
⊗	XIT GROUND ROD
⊗	GROUND ROD
⊗	DISCONNECT SWITCH
⊗	METER ON METER/BREAKER UNIT
⊗	CIRCUIT BREAKER
⊗	GENERATOR
⊗	MECHANICAL TYPE CONNECTION
⊗	CADWELD TYPE CONNECTION
---	GROUNDING WIRE
⊗	CB INTERLOCKING MECHANISM

ABBREVIATIONS

AWG	AMERICAN WIRE GAUGE
BCTW	BARE COPPER TINNED WIRE
GPS	GLOBAL POSITIONING SYSTEM
PCS	PERSONAL COMMUNICATION SYSTEM
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
RWY	RACEWAY
TYP.	TYPICAL
RGS	RIGID GALVANIZED STEEL
EMT	ELECTRICAL METALLIC TUBING
DWG	DRAWING
IGR	INTERIOR GROUND RING (HALO)
ACCA	ANTENNA CABLE COVER ASSEMBLY
MIGB	MASTER ISOLATED GROUND BAR
CIGBE	COAX ISOLATED GROUND BAR EXTERNAL
BTS	BASE TRANSMISSION SYSTEM
GEN	GENERATOR
GR	GROWTH
SICW	STRANDED INSULATED COPPER WIRE

KEYED NOTES:

- PROPOSED GROUND RING
- PROPOSED TOWER GROUND RING
- #2 AWG INSULATED STRANDED COPPER WIRE EQUIPMENT GROUND TO GROUND RING. (FOR LOCATIONS SEE DETAIL ON SHEET A-4)
- INSPECTION WELL, VERIFY TYPE AND MODEL WITH CONSTRUCTION MANAGER.
- 5/8" COPPER CLAD GROUND ROD, MAX SPACING: 10'-0" O.C.
- NOT USED
- #2 AWG SOLID BARE COPPER TINNED WIRE TO SEPARATE GROUND ROD WITH TINNED SOLID COPPER CONDUCTOR
- 1/4" X 4" X 20" TINNED COPPER EQUIPMENT GROUND BAR.
- 1/4" X 4" X 20" TINNED COPPER (UPPER) TOWER GROUND BAR.
- 1/4" X 4" X 20" TINNED COPPER (LOWER) TOWER GROUND BAR MOUNTED ON TOWER. CADWELD LEADS TO GROUND RING AT TWO(2) PLACES.
- #6 AWG SOLID BARE COPPER TINNED WIRE TO FENCE CORNER POSTS (4 TYPICAL)
- NOT USED
- #2 AWG SOLID BARE COPPER TINNED WIRE TO TOWER GROUND RING (2 TYPICAL)
- TEST WELL WITH GROUND BAR (2 TYPICAL)

NOTES:

- ALL GROUNDING SYSTEM CONDUCTORS AND CONNECTIONS BELOW GRADE SHALL BE THERMAL WELDS AT GROUND RODS AND AT A MINIMUM OF 30" OR 6" BELOW FROST LINE, WHICHEVER IS DEEPER.
- ALL INSTALLATIONS SHALL BE FIELD VERIFIED.
- ALL GROUND WIRE SHALL BE #2 AWG SOLID BARE COPPER TINNED UNLESS NOTED OTHERWISE.
- ALL GROUND WIRES SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF GROUND RODS AND GROUND RING WITH FOUNDATION AND UNDERGROUND CONDUIT.
- EACH EQUIPMENT CABINET SHALL BE CONNECTED TO THE GROUND RING WITH #2 AWG INSULATED STRANDED COPPER WIRE. SEE DETAIL 1 ON SHEET A-4 FOR GROUNDING LEAD LOCATIONS.
- ANTENNA GROUND KITS SHALL BE FURNISHED BY SHENTEL AND INSTALLED BY CONTRACTOR.
- KOPR-SHIELD ANTI-OXIDATION COMPOUND SHALL BE USED ON ALL GROUNDING CONNECTIONS.
- ALL CADWELD CONNECTIONS SHALL BE INSTALLED UTILITIZING THE PROPER CONNECTION/TOOL AND MATERIALS FOR THE PARTICULAR APPLICATION.
- ALL BOLTED GROUNDING CONNECTIONS SHALL BE INSTALLED WITH A LOCK WASHER UNDER THE NUT. HARDWARE FOR BOLTED CONNECTIONS SHALL BE A MINIMUM OF 3/8" DIAMETER AND SHALL BE STAINLESS STEEL.
- GROUNDING WIRE SHALL NOT BE INSTALLED OR ROUTED THROUGH HOLES IN ANY METAL OBJECTS OR SUPPORTS TO PRECLUDE ESTABLISHING A "CHOKE" POINT.
- PLASTIC CLIPS OR METAL CLIPS WHICH DO NOT COMPLETELY SURROUND THE GROUNDING CONDUCTORS SHALL BE USED TO FASTEN AND SUPPORT GROUNDING CONDUCTORS. FERROUS METAL CLIPS WHICH COMPLETELY SURROUND THE GROUNDING CONDUCTOR SHALL NOT BE USED.
- STANDARD BUS BARS (CIGBE AND MIGB) SHALL BE FURNISHED AND INSTALLED. THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD.
- THE GROUNDING CONNECTION TO THE POWER AND TELCO SECTIONS OF THE PPC CABINET SHALL BE MADE BY CONNECTING A CONDUCTOR FROM THE GROUND RING TO THE FACTORY FURNISHED BUS BAR IN EACH COMPARTMENT.
- ALL GROUND LEADS (ABOVE GROUND) WILL BE PLACED IN 3/4" LIQUID TITE FLEXIBLE CONDUIT, WITH THE EXCEPTION OF THE GROUND LEADS GOING TO BOTTOM TOWER BUSS BAR WHICH WILL BE IN RIGID PVC
- ALL CONDUITS THAT LAY ON EQUIPMENT PAD SHALL BE SECURELY FASTENED DOWN TO CONCRETE PAD.

SHENTEL
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SUBMITTALS

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COMMONWEALTH OF VIRGINIA
4/8/09
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ARCHITECT

JMU NORTH
044-E

EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:
**GROUNDING PLAN
& DETAILS**

SHEET NUMBER:

E-4

GENERAL NOTES:

1. CONTRACTOR WILL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, SAFETY EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO COMPLETE ALL THE WORK OUTLINED IN ALL THE DRAWINGS, SPECIFICATIONS, SCOPES OF WORK, BILL OF MATERIALS, AND ANY OTHER DOCUMENT ISSUED BY SHENTEL.
2. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS, SAFETY REGULATIONS, ALL OSHA REGULATIONS, ALL PUBLIC AND MUNICIPAL AUTHORITIES, AND ANY UTILITY COMPANIES REGULATIONS AND DIRECTIVES.
3. ALL MATERIALS SUPPLIED BY THE OWNER, OWNER'S REPRESENTATIVE, AND THE CONTRACTOR, SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES, LAWS, ORDINANCES, REGULATIONS AND PER MANUFACTURER'S RECOMMENDATIONS.
4. ANY CONTRACTOR SUBMITTING BIDS ON ANY OF THE WORK IS REQUIRED TO VISIT EACH SITE PRIOR TO THE BID SUBMITTAL AND FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS AND UNDERSTAND THE SCOPE OF WORK INTENDED FOR THE PROJECT. THIS WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
5. THE DRAWINGS AND SPECIFICATIONS ARE A GENERAL DIRECTIVE FOR THE SCOPE OF WORK. EXACT DIMENSIONS AND LOCATIONS MAY CHANGE IN THE FIELD. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS AND LOCATIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING THE RELATED WORK. ANY MINOR ERRORS OR OMISSIONS IN THE DRAWINGS AND SPECIFICATIONS, DOES NOT EXCUSE THE CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
6. ALL SITES SHALL BE KEPT CLEAN AND FREE OF DEBRIS ON A DAILY BASIS. ALL TRASH AND MATERIALS NO LONGER BEING USED AT THE SITE MUST BE REMOVED AND PROPERLY DISPOSED OF ON A DAILY BASIS. ANY EXCESS MATERIALS WILL BE RETURNED TO THE OWNER'S REPRESENTATIVE AND DELIVERED TO THE WAREHOUSING FACILITY PER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK AT THE SITE PRIOR TO A NOTICE TO PROCEED (NTP) HAS BEEN ISSUED AND A PRE-CONSTRUCTION MEETING AT THE SITE HAS TAKEN PLACE.
8. ALL WORK AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL HAVE A WRITTEN ONE-YEAR WARRANTY STARTING AT THE ACCEPTANCE OF THE SITE FROM THE OWNER.
9. THE CONTRACTOR SHALL HAVE A DESIGNATED MANAGER ON SITE AT ALL TIMES THAT ANY WORK IS BEING PERFORMED. A SUB-CONTRACTOR IS NOT DEFINED AS A DESIGNATED MANAGER.
10. THE SUCCESSFUL CONTRACTOR SHALL PROVIDE A SCHEDULE LIST OF ALL SUB-CONTRACTORS WITH ADDRESSES, CELL PHONE NUMBERS AND HOME PHONE NUMBERS, VERIFICATION OF INSURANCE, ANY AND ALL PERTINENT LICENSES, AND AN ACCURATE SCHEDULE FOR THE PROJECT PRIOR TO THE ISSUANCE OF AN NTP.
11. THE CONTRACTOR IS TO KEEP A COMPLETE AND UP TO DATE SET OF THE DRAWINGS, SPECIFICATIONS, SCOPE OF WORK, AND BILL OF MATERIAL ON THE SITE AT ALL TIMES. THIS IS WILL BE REFERENCED AS THE AS-BUILT DRAWINGS AND MUST BE KEPT CURRENT ON A DAILY BASIS. THIS IS IN ADDITION TO THE PERMIT SET.
12. A NEW AND CLEAN SET OF CONTRACT DOCUMENTS WILL BE ISSUED TO THE CONTRACTOR NEAR THE COMPLETION OF THE PROJECT TO BE USED TO TRANSFER THE INFORMATION FROM THE FIELD COPY OF AS-BUILD DRAWINGS TO THE NEW COPY. THIS NEEDS TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITH THE CLOSE OUT DOCUMENTS.
13. ON ANY CO-LOCATION SITE, THE CONTRACTOR AND ANY AND ALL ASSIGNS ARE NOT TO USE EXISTING POWER OR TAMPER WITH ANY EQUIPMENT BELONGING TO ANY OTHER CARRIER. FAILURE TO ADHERE TO THIS WILL CAUSE IMMEDIATE DISMISSAL OF THE CONTRACTOR FROM THE PROJECT.
14. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND TESTING REQUIRED FOR EACH PROJECT. A 24-HOUR NOTIFICATION TO THE OWNER'S REPRESENTATIVE IS REQUIRED FOR ALL INSPECTIONS AND TESTING. A FIELD COPY OF ALL INSPECTION AND TESTING REPORTS AS WELL AS TRUCK TICKETS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST.
15. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL MATERIAL ISSUED TO THEM AND REPORT ANY SHORTAGES AND DISCREPANCIES TO THE OWNER'S REPRESENTATIVE OF THE TIME OF ISSUANCE. THE CONTRACTOR SHALL STORE THESE MATERIALS PROPERLY, ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND IN A MANNER THAT WILL NOT VOID THE WARRANTY ON ANY ITEM. IF ANY ITEM IS DAMAGED OR UNUSABLE DUE TO IMPROPER HANDLING AND STORAGE, THE CONTRACTOR WILL REPLACE IT AT THEIR EXPENSE.
16. THE CONTRACTOR IS RESPONSIBLE TO FURNISH PROPER FACILITIES FOR THE WORKERS ON EACH PROJECT FOR THE DURATION OF THAT PROJECT.
17. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PRESENT CONDITION OF ANY EXISTING BUILDINGS, LANDSCAPING, FENCING, EQUIPMENT, WALKS, DRIVES, AND ATTACHMENTS. IF ANY DAMAGE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO RESTORE THE DAMAGE TO A BETTER OR NEW CONDITION.
18. THE CONTRACTOR IS TO PROVIDE PORTABLE TOILET FACILITIES FOR DURATION OF THE CONSTRUCTION PROCESS. TOILET IS TOBE REMOVED FOM SITE WITHIN FIVE BUSINESS DAYS OF COMPLETION OF CONSTRUCTION.

SITE WORK:

1. THE CONTRACTOR SHALL GRUB THE SITE AREA AND ANY ACCESS ROAD CLEARING AND REMOVING A MINIMUM OF 6" TO ACHIEVE A STABLE SUB-BASE TO ACCEPT FILL OR OTHER MATERIAL SPECIFIED FOR THE SITE AND ACCESS ROAD. THE GRUBBING SHALL BE REMOVED FROM THE SITE AND NOT REUSED IN ANY PART OF THIS PROJECT.
2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO CALL THE LOCAL LOCATING AUTHORITIES TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES OR LINES THAT EXIST WITHIN THE ENTIRE PROJECT AREA. THE CONTRACTOR SHALL PLACE THESE ITEMS ON THE AS-BUILD DRAWINGS.
3. IF LANDSCAPING IS REQUIRED, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD TO THE OWNER'S REPRESENTATIVE. IF A LANDSCAPE ALLOWANCE IS INCLUDED, PROVIDE A LIST OF PROPOSED ITEMS AS WELL AS A LANDSCAPE PLAN ON NURSERY LETTERHEAD.
4. ALL ROADWORK AND MATERIALS SHALL CONFORM TO ALL STATE AND LOCAL CODES AND IN ACCORDANCE WITH THE DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS.
5. THE ACCESS ROAD, IF REQUIRED, WILL BE CONSTRUCTED FIRST BEFORE ANY OTHER WORK ON THE SITE IS PERMITTED. BRING THE ROAD TO SUB BASE COURSE TO ALLOW CONSTRUCTION TRAFFIC TO USE THE ROAD FOR THE PROJECT AND COMPLETE THE ROAD AFTER THE CONSTRUCTION OF THE SITE IS SUBSTANTIALLY COMPLETE.
6. ALL SITE AREAS AND ACCESS ROADS ARE TO BE CONSTRUCTED TO HAVE A POSITIVE DRAINAGE FLOW AWAY FORM THE SITE AND EQUIPMENT. ANY DISCREPANCIES IN THE DRAWINGS OR SPECIFICATION MUST BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.
7. ALL ACCESS ROAD AND SITE AREAS WILL HAVE AN UNDERLAYMENT OF MIRAFI-500X, OR EQUAL.
8. A SOIL STERILIZER SHALL BE APPLIED TO ALL GRAVEL SURFACES AND BE AN EPA REGISTERED LIQUID COMPOSITION AND OF PRE-EMERGENCE DESIGN. THE PRODUCT LABEL AND INFORMATION WILL BE GIVEN TO THE OWNER'S REPRESENTATIVE.
9. GRAVEL FILL SHALL BE WELL GRADED HARD DURABLE, NATURAL, SAND AND GRAVEL, FREE FROM ICE AND SNOW, ROOTS, SOD, RUBBISH, AND OTHER DELETERIOUS OR ORGANIC MATTER. MATERIAL SHALL CONFORM TO THE FOLLOWING GRADATION REQUIREMENTS.
- | SIEVE NO. | % PASSING BY WEIGHT |
|-----------|---------------------|
| 4" | 100 |
| 1/2" | 50-85 |
| #4 | 40-75 |
| #10 | 30-60 |
| #40 | 10-30 |
| #100 | 5-20 |
| #200 | 0-8 |
10. ALL FILL DIRT SHALL BE CLEAN AND NATURAL, FREE FROM ANY DELETERIOUS MATERIALS, ROOTS, ICE, SNOW, SOD, AND RUBBISH. A COPY OF ALL DELIVERY TICKETS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS FROM THE DELIVERY.
11. ALL TRENCHES SHALL HAVE A SIX-INCH BASE OF CLEAN SAND FILL TO ACCEPT THE CONDUITS AND THEN ANOTHER 12" OF CLEAN SAND FILL ON TOP OF THE CONDUITS. THE REMAINDER OF THE TRENCH SHALL HAVE A CLEAN COMPACTABLE FILL PLACED IN MAXIMUM LIFTS OF 8" AND MECHANICALLY COMPACTED TO A DENSITY OF 95%. METALLIC WARNING TAPE SHALL BE PLACED AT 12" BELOW FINISHED GRADE ALONG THE ENTIRE TRENCH.
12. ALL COMPACTION OF SITE AREAS SHALL BE ACCOMPLISHED BY MECHANICAL MEANS. LARGER AREAS SHALL BE COMPACTED BY A SHEEP'S FOOT VIBRATORY ROLLER WEIGHING AT LEAST 5 TONS. SMALLER AREAS SHALL BE COMPACTED BY A POWER DRIVEN HAND HELD TAMPER. ALL COMPACTED AREAS SHALL BE COMPACTED TO WITHIN 95%.
13. ANY FILL OR STONE WILL BE PLACED IN MAXIMUM 8" LIFTS PRIOR TO COMPACTING.
14. FINISH GRADE, INCLUDING TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF 12" BEYOND THE SITE FENCE AND SHALL COVER THE AREA AS INDICATED.
15. USE RIPRAP IN ANY AREAS WITH A SLOPE GREATER THAN 2:1, ENTIRE DITCH FOR 6 FEET IN ALL DIRECTIONS AT CULVERT OPENINGS, AND WHEREVER INDICATED ON PLANS.
16. SEED FERTILIZER, AND STRAW COVER SHALL BE APPLIED TO ALL OTHER DISTURBED AREAS, DITCHES, DRAINAGE, AND SWALES NOT OTHERWISE RIPRAPPED. SEED AND FERTILIZER SHALL BE APPLIED TO SURFACE CONDITIONS, WHICH WILL ENCOURAGE ROOTING. PREPARE SURFACE PROPERLY TO ACCEPT THE SEEDS. SOW SEEDS IN TWO OPPOSITE DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
17. THE CONTRACTOR IS RESPONSIBLE TO ENSURE GROWTH OF THE SEEDED AND LANDSCAPED AREAS BY WATERING, STRAW, MULCH NET AND ANY OTHER PROPER LANDSCAPING METHOD NECESSARY. ALL AREAS MUST HAVE SUSTAINED GROWTH BY THE TIME OF THE COMPLETION OF THE PROJECT.
18. THE CONTRACTOR SHALL PROTECT ALL AREAS FROM WASHOUTS AND SOIL EROSION. STRAW BALES SHALL BE PLACED AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY ON-SITE RESTROOM FACILITIES FOR THE DURATION OF CONSTRUCTION PROGRESS.

CONCRETE:

1. ALL MATERIALS, LABOR, AND METHODS SHALL CONFORM TO ALL APPLICABLE ASTM AND ACI STANDARDS AND REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL STANDARDS ARE MET AND BE ABLE TO PRODUCE THE VERIFICATION OF THESE ITEMS UPON REQUEST.
2. THE CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS AND THE TESTING LABORATORY AND INFORM THE OWNER'S REPRESENTATIVE WITHIN 24 HOURS OF THE INSPECTION OR TEST. THE TEST WILL INCLUDE SLUMP, AIR ENTRAINMENT, TEMPERATURE, AND TEST CYLINDERS. A TOTAL OF FIVE CYLINDERS SHALL BE TAKEN DURING EACH POUR OR FOR EACH 50 YARDS IF THE POUR IS OVER 50 YARDS. THE FIRST CYLINDER WILL BE BROKEN AT 3-1/2 DAYS, A SECOND AT 7 DAYS, A THIRD AT 14 DAYS AND A FOURTH AT 28-DAYS. THE LAST CYLINDER WILL BE KEPT SEPARATELY FOR FUTURE USE IF NECESSARY.
3. ALL CONCRETE FOR THE PROJECT SHALL HAVE A 28-DAY STRENGTH OF 4,000 PSI AND A SLUMP OF 5" MAXIMUM WITH THE MIXTURE PROPORTIONS MEETING THE ASTM AND ACI REQUIREMENTS. ALL ADMIXTURES AND MATERIALS USED FOR THE CONCRETE MIXTURE SHALL ALSO CONFORM TO THE PROPER ASTM REQUIREMENTS.
4. THE CONTRACTOR WILL INSTRUCT THE CONCRETE SUPPLIER TO HAVE AN APPROVED PLASTICIZER ON THE TRUCK TO AID IN THE POURING AND PLACING OF PIERS AND FOUNDATIONS.
5. AIR ENTRAINING AGENT SHALL BE USED IN ANY CONCRETE EXPOSED TO FREEZING TEMPERATURES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL EMBEDMENT LOCATIONS, SIZES, AND PROPER ANCHORING TO HOLD THE ITEMS IN PLACE ACCURATELY.
7. THE CONTRACTOR WILL SUPPLY AND USE A RELEASING AGENT ON ALL FORMS. ANY ATTACHMENT TO EXISTING CONCRETE AREAS WILL BE DONE WITH SMOOTH DOWELS AT 18" O/C WITH A MINIMUM 6" EMBEDMENT IN EACH DIRECTION AND AN APPROVED BONDING AGENT TO BE APPLIED TO THE EXISTING SURFACE.
8. ALL EXPOSED CONCRETE WILL HAVE A UNIFORM FINISH AND BE SLOPED FOR DRAINAGE OFF THE SURFACE UNLESS OTHERWISE NOTED IN THE PLANS OR SPECIFICATIONS.
9. THE CONTRACTOR SHALL PROTECT THE CONCRETE FROM ANY ADVERSE WEATHER CONDITIONS; PREMATURE DRYING AND MECHANICAL INJURY IN INSURE PROPER CURING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE AND CONTROL OF ANY MECHANICAL EQUIPMENT TO INSURE THE PROPER PLACEMENT OF THE CONCRETE TO PREVENT ANY VOIDS OR GAPS.

METALS:

1. ALL LABOR, MATERIALS, FABRICATION AND WORKMANSHIP SHALL CONFORM TO CODES AND STANDARDS OF ASTM AN AWS.
2. ALL WORK SHALL BE DONE BY A CERTIFIED WELDER. THE CONTRACTOR SHALL SUBMIT A COPY OF THE CERTIFICATION TO THE OWNER'S REPRESENTATIVE.
3. ALL STEEL USED SHALL BE HOT DIPPED GALVANIZED.

ANTENNAS AND CABLES:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER STORAGE AND HANDLING OF ALL MATERIALS ONCE THEY HAVE BEEN RELEASED FROM THE WAREHOUSE.
2. INSTALLATION OF ALL MATERIALS SHALL BE DONE IN STRICT ADHERENCE TO MANUFACTURER'S RECOMMENDATIONS.
3. TOWER TECHNICIANS MUST BE CURRENT CABLEWAVE CERTIFIED FOR CABLE CONNECTOR INSTALLATIONS.
4. THE CONTRACTOR SHALL PERFORM THE SWEEP TESTING WITH A WILTRON METAL 330 OR EQUAL AND PROVIDE TWO COPIES TO THE OWNER'S REPRESENTATIVE. THE REQUIREMENTS FOR THE TESTING RESULTS SHALL BE BASED ON SPRINT PCS GUIDELINES AND MUST BE STRICTLY ADHERED TO.
5. THE CONTRACTOR SHALL REPLACE, AT THEIR EXPENSE, ANY CABLES, CONNECTORS, JUMPERS, PHASERS, AND ANY OTHER ITEMS OR MATERIALS THAT THEY DAMAGE. IF A FAULTY PIECE OF MATERIAL OR EQUIPMENT IS FOUND, THE OWNER WILL REPLACE IT BUT THE CONTRACTOR IS RESPONSIBLE TO REINSTALL IT AT THE CONTRACTOR'S EXPENSE. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR SWEEP ALL ITEMS PRIOR TO INSTALLATION.
6. THE FOLLOWING TABLE WILL BE USED TO DETERMINE THE MINIMUM-BENDING RADIUS OF EACH CABLE:

ANTENNA TRANSMISSION LINE BENDING RADII		
DIAM. OF CABLE	LDF#	RADIUS
1/2	2	7-1/2"
7/8	5	15"
1-5/8	7	30"
2-1/4	12	36"



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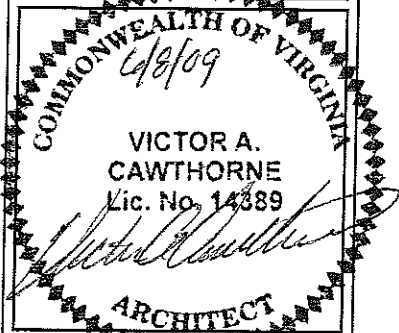
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044-E

EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:

GN-1

7. THE CONTRACTOR SHALL RUN ALL LINES AND CONDUITS IN A NEAT, ORDERLY AND STRAIT FASHION PROVIDING ANCHORING AS RECOMMENDED BY THE MANUFACTURER AND WHEREVER NECESSARY TO SUPPORT THE LINES PROPERLY.

ELECTRICAL:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING, FILING, AND FEES IN CONJUNCTION WITH THE PROJECT.

2. THE CONTRACTOR SHALL SCHEDULE ALL NECESSARY INSPECTIONS WITH THE PROPER AUTHORITIES AND INFORM THE OWNER'S REPRESENTATIVE 24-HOURS IN ADVANCE. ALL TICKETS AND INSPECTION VERIFICATIONS WILL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN 24-HOURS AFTER THE INSPECTION HAS TAKEN PLACE.

3. ALL LABOR AND MATERIAL SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES, RULES, REGULATIONS, AND STANDARDS.

4. ALL EQUIPMENT, WIRING, AND MATERIALS MUST HAVE A UL LABEL.

5. ALL WORK SHALL BE DONE BY QUALIFIED AND EXPERIENCED JOURNEYMEN AND PERFORMED IN A WORKMANLIKE MANNER AND SHALL PROCEED IN AN ORDERLY MANNER SO AS NOT TO HOLD UP THE PROGRESS OF THE PROJECT.

6. THOROUGHLY TEST ALL LINES, FEEDERS, EQUIPMENT, AND DEVICES WITH MAXIMUM LOADS TO ASSURE PROPER OPERATION.

7. CONDUITS AND FITTINGS FOR OUTSIDE APPLICATIONS SHALL BE RIGID OR NON-METALLIC UNLESS OTHERWISE NOTED. CONDUITS AND FITTINGS FOR INSIDE BUILDING RUNS ABOVE CEILINGS SHALL BE EMT. SUPPORT ALL CONDUITS WITHIN 3 FEET OF ALL JUNCTION BOXES AND AT 8-FOOT INTERVALS OR LESS AS NEEDED WITH APPROVED ANCHORING DEVICES.

8. ALL WIRES SHALL BE COPPER; USE OF ALUMINUM CONDUCTORS WILL NOT BE PERMITTED. SEE ELECTRICAL PLANS FOR SIZING AND LOCATIONS. USE PROPER SIZE CONNECTORS PER THE LOCAL, STATE, AND NATIONAL CODES.

9. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES.

10. PROVIDE PULL BOXES WHERE SHOWN AND WHERE REQUIRED BY CODES AND UTILITY COMPANIES.

11. ALL CONDUIT ROUGH IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION CONFLICTS. CONTRACTOR SHALL VERIFY ALL LOCATIONS.

12. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES, AND CABINETS WITH APPROVED PLASTIC TAGS.

13. ALL BREAKERS IN PANEL BOXES SHALL BE IDENTIFIED WITH TYPE WRITTEN LABELS NEATLY PLACED ALONG SIDE OF THE BREAKER.

14. ALL GROUND BUS PLATES SHALL BE 1/4"x4"x20" AND SHALL BE TINNED COPPER AND LARGE ENOUGH TO ACCOMMODATE THE REQUIRED NUMBER OF GROUNDING CONNECTIONS. THE HARDWARE SECURING THE MGB, AND ALL LOWER BUS BARS, SHALL INSULATE THEM FROM ANY STRUCTURE TO WHICH THEY ARE FASTENED.

15. ANY PENETRATIONS THROUGH WALLS, CEILINGS, FLOORS, ROOFS OR ANY OTHER SURFACE SHALL BE CORE DRILLED AND CLOSED WITH A UL RATED FIRE SAFING ASSEMBLY. IF A FIRE RATING IS NOT REFERRED TO ON THE DRAWINGS, THEN THE CONTRACTOR SHALL ASSUME A 2-HOUR RATING.

16. THE MATERIALS AND EQUIPMENT INFORMATION ON THESE DRAWINGS IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THAT THE DRAWINGS WERE ISSUED. CHANGES MAY OCCUR AND THE CONTRACTOR SHALL VERIFY ALL ITEMS PRIOR TO PLACEMENT AND MAKE ANY CORRECTIONS WITHOUT FURTHER COST TO THE OWNER.

17. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND SWEEPS OR BENDS AND ABOVE GROUND CONDUITS SHALL BE RIGID GALVANIZED STEEL. ALL CONDUITS NOT TERMINATING INTO A CLOSED AREA MUST BE SEALED TO PREVENT ENTRY OF ANY MOISTURE OR FOREIGN OBJECTS.

GROUNDING:

1. THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S REPRESENTATIVE THAT ALL CONDUIT SYSTEMS, EQUIPMENT, DEVICES, PANELS, LINES, TRAYS, BRIDGES, PLATFORMS, AND ANY AND ALL ITEMS ARE GROUNDED PROPERLY.

2. THE GROUNDING SYSTEM CONNECTIONS SHALL BE MADE WITH HYGROUND COMPRESSION CONNECTORS BELOW GRADE AND MECHANICAL TWO LUG COMPRESSION CONNECTORS ABOVE GRADE. USE ONLY STAINLESS STEEL SCREWS, BOLTS, WASHERS, AND NUTS FOR FASTENING.

3. CLEAN SURFACES THOROUGHLY BEFORE APPLYING GROUND LUGS OR CLAMPS. IF SURFACE IS COATED, THE COATING MUST BE REMOVED DOWN TO THE BARE METAL. AFTER THE COATING HAS BEEN REMOVED, APPLY A NON-CORROSIVE APPROVED COMPOUND TO THE CLEANED SURFACE AND INSTALL LUGS OR CLAMPS. WHERE GALVANIZING IS REMOVED FROM METAL, IT SHALL BE PAINTED OR TOUCHED UP WITH COLD GALVANIZING PAINT SUCH AS GLAVMOX OR EQUAL.

4. ALL CLAMPS, SLEEVES, AND SUPPORTS USED TO SUPPORT OR CHANNEL THE GROUNDING SYSTEM CONDUCTORS AND PVC CONDUITS SHALL BE PVC TYPE NON-CONDUCTIVE. DO NOT USE METAL BRACKETS OR SUPPORTS, WHICH WOULD FORM A COMPLETE RING AROUND ANY GROUNDING CONDUCTOR.

5. ALL GROUNDING CONNECTIONS SHALL BE COATED WITH AN ANTI-CORROSIVE AGENT SUCH AS T&B KOPR SHIELD, NO-OXY, NOALOX, PENETROX OR EQUAL. VERIFY THE PRODUCT WITH THE OWNER'S REPRESENTATIVE PRIOR TO USAGE.

6. GROUND THE ANTENNA BASES, FRAMES, CABLE TRAYS AND RACKS, AND ANY OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO THE INSULATED SURFACE MOUNTED GROUND BARS UNLESS OTHERWISE NOTED IN CONSTRUCTION DRAWINGS. CONNECTION DETAILS TO BE PERFORMED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

7. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTNING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUS AT THE LOWERMOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. THE ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MIDPOINT.

8. THE CONTRACTOR, UPON COMPLETION OF THE GROUNDING SYSTEM, SHALL SCHEDULE A TEST OF THE SYSTEM WITH AN INDEPENDENT LABORATORY AS SELECTED BY THE OWNER. THE OWNER'S REPRESENTATIVE WILL BE INFORMED 24-HOURS IN ADVANCE OF THE TEST.

9. STORE REDLINED DRAWINGS ON SITE AT ALL TIMES IN CAPPED PVC CONDUIT

10. CONTRACTOR TO PROVIDE PHOTO'S OF ANTENNA INSTALL (PUNCHLIST ITEMS) AT TIME OF PUNCHWALK.

11. CONTRACTOR TO PERFORM PRE AND POST GROUNDING TEST FROM SHENTEL TEST WELL TO SHENTEL TEST WELL. SHENTEL TO PROVIDE MOST RECENT OHM TEST.

12. GROUND TEST TO BE PERFORMED AFTER INSTALLATION OF EQUIPMENT. CONNECTION TO GROUND RING MUST BE LESS THAN OR EQUAL TO 5 OHMS.

ANTENNA SWEEP TEST

CONTRACTOR WILL PERFORM TESTING ON EACH COAXIAL CABLE TO MEASURE INSERTION LOSS, AND TO ENSURE THAT EACH CABLE IS INSTALLED AND CONNECTED TO THE APPROPRIATE ANTENNA. THESE MEASUREMENTS MUST BE PERFORMED ON THE COAXIAL CABLE WITH THE ANTENNA JUMPER ATTACHED AND A SEPARATE INSERTION LOSS MEASUREMENT ON THE ENTIRE ANTENNA SYSTEM.

PRELIMINARY INSPECTION: PRIOR TO TESTING, CONTRACTOR WILL PERFORM INSPECTION OF ANTENNA AND COAXIAL SYSTEM AND RECORD FINDINGS ON "ANTENNA INSPECTION FORM." ALL ITEMS SHOULD BE LISTED AS COMPLETE ON THIS FORM PRIOR TO ANTENNA SYSTEM TESTING.

EQUIPMENT: TEST EQUIPMENT SHALL BE WILTRON 331S OR SHENTEL APPROVED ALTERNATIVE.

PARAMETERS: ALL COAXIAL ANTENNA SYSTEMS MUST MEET A MINIMUM 1:3 TO 1 VSWR.

FREQUENCIES: ALL TEST SHALL BE PERFORMED FOR THE FOLLOWING FREQUENCIES.

A BLOCK	RECEIVE	1860 TO 1895
	TRANSMIT	1940 TO 1975
B BLOCK	RECEIVE	1885 TO 1920
	TRANSMIT	1965 TO 1990
C BLOCK	RECEIVE	1855 TO 1880
	TRANSMIT	1935 TO 1960
D BLOCK	RECEIVE	1875 TO 1900
	TRANSMIT	1955 TO 1980
E BLOCK	RECEIVE	1880 TO 1905
	TRANSMIT	1960 TO 1985

NOTIFICATION: CONTRACTOR SHALL NOTIFY THE SHENTEL- DESIGNATED REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO ANTENNA SYSTEMS TESTING.

AZIMUTH VERIFICATION: PRIOR TO TESTING, CONTRACTOR SHALL VERIFY THAT ALL AZIMUTHS AND DOWNTILTS ARE TRUE. VERIFICATION OF AZIMUTHS AND DOWNTILTS ARE TO BE DONE BY A THIRD PARTY. CONTRACTOR SHALL ENSURE THAT ALL CONNECTORS HAVE BEEN INSTALLED TO THE SPECIFIED TORQUE VALUES.

DOCUMENTATION: ALL TEST RESULTS SHALL BE RECORDED IN SUPPLIED "BASE STATION ANTENNA SYSTEM SUMMARY SHEET", ALONG WITH RESULTS OF EACH INDIVIDUAL TESTS. ONE HARD COPY WILL BE LEST AT THE SITE AND 2 HARD COPIES AND 1 SOFT COPY WILL BE SUPPLIED TO SHENTEL AS PART OF THE CLOSEOUT DOCUMENTATION.

REQUIRED TESTS: CONTRACTOR SHALL PERFORM THE FOLLOWING ON EACH COAXIAL LINE AND RECORD EACH READING ON BASE STATION ANTENNA SYSTEM SUMMARY SHEET. OPEN VSWR, SYSTEM VSWR, LOAD VSWR, SYSTEM RETURN LOSS, OPEN RETURN LOSS, DISTANCE TO FAULT.

AUDIT: CONTRACTOR SHALL CONDUCT AUDIT OF MATERIALS TO INCLUDE: ANTENNA SERIAL NUMBERS AND MODEL NUMBERS PER IDENTIFIED SECTOR. CONTRACTOR SHALL RECORD FINDINGS IN "SWEEP AUDIT SHEET."

PHOTOS: CONTRACTOR SHALL TAKE DIGITAL PHOTOS OF EACH ANTENNA SYSTEMS, PHOTOS SHALL BE SUBMITTED AS PART OF THE CLOSE-OUT DOCUMENTATION. CONTRACTOR IS REQUIRED TO SUBMIT QUALITY PHOTOS, PHOTOS TAKEN WITH INSUFFICIENT LIGHT OR LACKING IN DETAIL WILL BE REJECTED AND WILL BE RE-PHOTOGRAPHED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PAY DEVELOPING COSTS OF ALL NON-DIGITAL PHOTOGRAPHS. PHOTOS REQUIRED OF THE FOLLOWING:

ANTENNA AZIMUTHS (3 REQUIRED, 1 PER SECTOR). PICTURE SHOULD INCLUDE THE TOP OF EACH ANTENNA AS A SIDE VIEW AND WILL BE USED TO VERIFY THAT CORRECT DOWNTILT HAS BEEN APPLIED TH EACH SECTOR.

VIEW FROM FACE (3 REQUIRED, 1 PER SECTOR). PICTURE TO BE VIEWED FROM BACK OF TRANSMIT ANTENNA TO INCLUDE THE TOP OF THE TRANSMIT ANTENNA AND THE SURROUNDING LANDSCAPE.

TOP BUSS BAR (1 PER BUSS BAR). PICTURE SHALL BE USED TO INDICATE GROUNDING KITS HAVE BEEN GROUNDED APPROPRIATELY.

DRIP LOOP (1 REQUIRED). PICTURE WILL BE USED TO VERIFY THAT CONTRACTOR HAS INSTALLED DRIP LOOP IN TRANSMISSION LINES EXISTING TOWER.

EXTERIOR BULKHEAD PENETRATION. PICTURE WILL BE USED TO VERIFY GROUNDING STRAPS ARE INSTALLED, NEATLY SWEEPED AND BULKHEAD HAS BEEN WEATHERPROOFED.

INTERIOR BULKHEAD PENETRATION. PICTURE WILL BE USED TO VERIFY INSTALLATION OF SURGE ARRESTOR ARRAY AND DAISY CHAIN.

DELIVERY: CONTRACTOR SHALL ISSUE PACKAGE TO SHENTEL DESIGNATED REPRESENTATIVE AFTER SITE HAS BEEN ACCEPTED AND WITHIN 5 WORKING DAYS.

COLOR-CODING WILL GO AS FOLLOWS:

ALPHA: ATX - YELLOW-BROWN-WHITE
ARX - YELLOW-WHITE-WHITE

BETA: BTX - RED-BROWN-WHITE
BRX - RED-WHITE-WHITE

GAMMA: CTX - GREEN-BROWN-WHITE
CRX - GREEN-WHITE-WHITE



500 SHENTEL WAY
P.O. BOX 459
EDINBURG, VA 22824
(540) 984-5123

Dynatek

TELECOMMUNICATIONS SERVICES

7134 Brookwood Drive
Brookfield, OH 44403
Phone: 800-838-3224
Fax: (330) 448-4337
www.dynatektelecom.com

DYNATEK PROJ. NO.: 6922

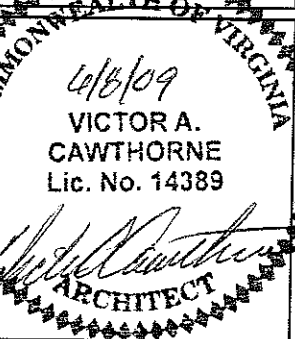
DRAWN BY: M.L.

CHECKED BY: V.A.C.

SUBMITTALS

1	6/2/09	REDLINE REVISIONS
0	5/12/09	ISSUED FOR REVIEW

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS SPECIFICALLY PROVIDED TO THE CLIENT IS STRICTLY PROHIBITED.



JMU NORTH
044-E

EAST MARKET STREET
HARRISONBURG, VA 22802

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
GN-2

Date Application Received: 06-09-09

Application for Special Use Permit
City of Harrisonburg, Virginia

Fee: \$325.00

Total Paid: \$ 325.00 *AF*

Property Owner's Name: Rockingham Mutual Insurance Co. *State Gerome
Street Address: 633 E. Market Street Email: Sgerome@rockinghamgroup.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work 540-564-8828 Fax 540-433-5164 Mobile _____

Owner's Representative: Paula Figgatt c/o Shentel
Street Address: P.O. Box 459 Email: paulafiggatt@comcast.net
City: Edinburg State: VA Zip: 22824
Telephone: Work 540-335-2899 Fax 540-984-4920 Mobile 540-335-2899

Description of Property and Request

Location (Street Address): 633 E. Market Street (rear lot)
Tax Map Number Sheet: 028 Block: J Lot: 12 Lot Area: 1.77 Acre
Existing Zoning Classification: B-2 General Business District
Special Use being requested: 10-3-91 Item 4 uses permitted only by
Special Use Permit 4) communications tower no more than 125 in height

Please provide a detailed description of the proposed (use additional pages may be attached): Shentel
proposes construction of a 75' unipole with accessory equipment
to provide wireless communications

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Rockingham Mutual 633 E. Market Street Harrisonburg, VA 22801
South: Joyce Schultz, MD 740 Hinton Dr. Hamilton, GA 31811
East: A. Jackson Ridder et al. 950 Acorn Drive, Harrisonburg, VA 22801
West: Emma Phillips 1318 Foxboro Drive, Monroeville, PA 15146

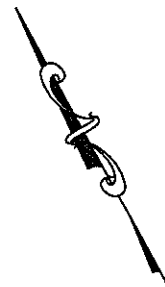
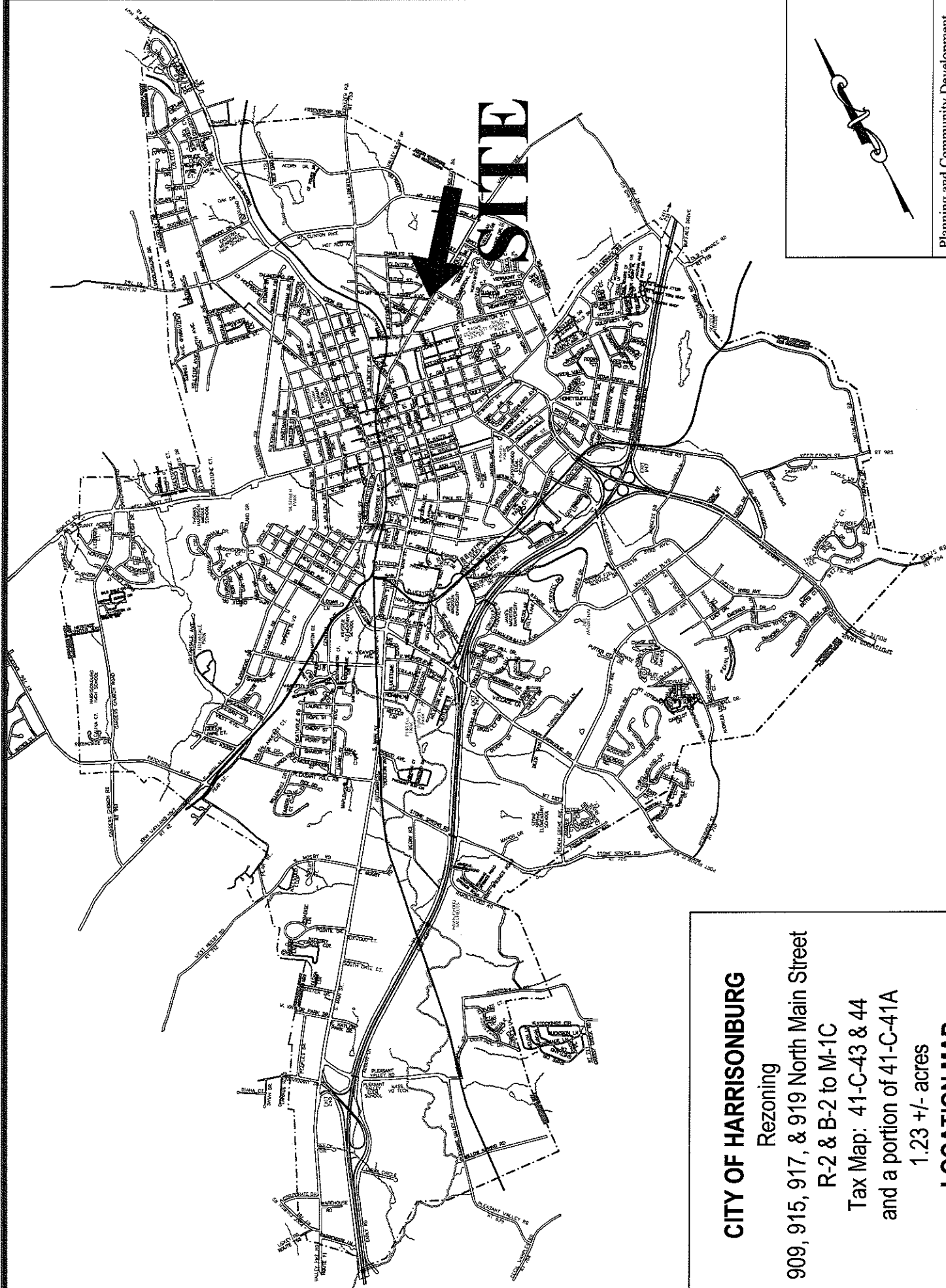
Certification: *I certify that the information contained herein is true and accurate.*

Signature: X 
Property Owner

ITEMS REQUIRED FOR SUBMISSION

- ☐ Completed Application
- ☐ Site Plan
- ☐ Description of Proposed Use
- ☐ Adjacent Property Owners

- ☐ Fees Paid
- ☐ Property Located on Tax Map
- ☐ _____
- ☐ _____



Planning and Community Development
City of Harrisonburg, Virginia

CITY OF HARRISONBURG

Rezoning

909, 915, 917, & 919 North Main Street

R-2 & B-2 to M-1C

Tax Map: 41-C-43 & 44

and a portion of 41-C-41A

1.23 +/- acres

LOCATION MAP



**Rezoning R-2 and B-2 to M-1C
909, 915, 917, & 919 S. Main Street**



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

July 8, 2009

REZONING – 909, 915, 917, & 919 NORTH MAIN STREET

GENERAL INFORMATION

Applicant: ILEX, LLC
Tax Map: 41-C-41A,43, & 44
Acreage: 1.23 +/- acres
Location: 909, 915, 917, & 919 North Main Street (corner of Ashby Avenue)
Request: Public hearing to consider a request to rezone one parcel from R-2, Residential District to M-1C, General Industrial District Conditional and to rezone another parcel and a portion of a third parcel from B-2, General Business District to M-1C, General Industrial District.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Commercial and Medium Density Mixed Residential. The Commercial designation states that these areas include uses for retail, wholesale, or service functions. These areas are found along major travel corridors and in the Central Business District of the City. The Medium-Density Mixed Residential designation is intended for small-lot single family detached and single family attached neighborhoods where green spaces are integral design features. Apartments could also be permitted under special circumstances. The gross density of development in these areas should be in the range of 4-12 dwelling units per acre.

The following land uses are located on and adjacent to the property:

Site: Vacant property, zoned B-2 and R-2 and an office building with non-conforming dwelling units, zoned B-2
North: Dwelling units and vacant property, zoned R-2
East: Non-conforming dwelling units, zoned B-2
South: Across North Main Street, 7-11 convenience store and car wash facility, zoned B-2
West: Across Ashby Avenue, non-conforming dwelling unit, zoned B-2C

EVALUATION

The applicant is requesting to rezone approximately 1.2 acres of property located along North Main Street and Ashby Avenue to M-1C, General Industrial District Conditional. This property is comprised of a parcel zoned R-2, Residential District with frontage on Ashby Avenue, a second lot at the corner of the intersecting streets zoned B-2, General Business District, and a portion of a third parcel also zoned B-2 located along North Main Street.

The applicant has offered several proffers and plans to construct mini-storage units that would be encompassed within a gated facility that would require access codes or keys to enter the property. The

submitted design, which has not been proffered, illustrates three buildings, the larger of which is planned to be a climate controlled facility. The applicant has proffered the property would only allow the following uses:

- Warehousing and other storage facilities; provided that the size, volume and contents shall be governed by applicable safety regulations,
- Mercantile establishments and office facilities accessory to and supportive of the sale, processing and storage of goods and materials as permitted in this district,
- Accessory buildings and uses customarily incidental to any of the above listed uses,
- Public uses, and
- Public and privately owned parking lots and parking garages.

Along with the above proffered uses, if approved, applications for all special use permits would be allowed. As mentioned above, the submitted drawing of the layout of the mini-storage units is not proffered; however, there are specific details that are illustrated on the plat that are part of the application. As shown, the applicant has proffered to install and maintain a 10-foot landscape buffer along the proposed rezoning area where it abuts R-2, zoned properties. The buffer would contain a combination of existing trees and shrubbery supplemented by additional vegetation that would be planted at a maximum separation of six feet. Where appropriate, vegetation will be staggered to provide an effective visual screen. The applicant has also proffered to improve the streetscape in this area by planting and maintaining small ornamental trees, such as flowering dogwoods, installed at 40 to 50-foot intervals along North Main Street; he has noted there will be at least four trees provided and that they will be 1" to 2" in caliper when planted. Along with the street trees, the applicant will also plant and maintain a 20 to 30 square foot landscaped garden, near the corner of the property, which would include a four to five foot sign, evergreen shrubbery, and flowers. All of the plantings and signage will be situated to not adversely impact sight distance.

A black, metal, picket style fence would be provided along the frontage of North Main Street and Ashby Avenue. The remaining portions of the facility would be fenced with a complimentary black chain link style fence. The fencing would include gates requiring access codes that restrict the use of the property for tenants and employees only. The applicant has also proffered to limit the hours of operation from 6:00 a.m. until 10:00 p.m., and that the property's lighting would be directed downward toward the buildings and to utilize environmentally friendly lighting to conserve electricity. An additional proffer includes that the development shall provide two stormwater management areas to help increase water quality and reduce the current peak flow of water.

Finally, the submitted layout illustrates an egress only outlet onto Ashby Avenue, which the applicant has proffered. If approved, staff is hoping to work with the applicant and the owner of the planned restaurant use across Ashby Avenue to align their ingress/egress points to reduce congestion and traffic maneuverability near the intersection with North Main Street.

Although not proffered, the submitted drawing shows they would close the existing entrances along North Main Street and create one new entrance. The driveway would extend parallel to the existing office building where the proffered security gate would be generally located. Once through the gate the drive would wrap around the rear of the office building into the mini-storage facility. Also not proffered, but planned by the applicant, is to make stormwater infrastructure improvements along Ashby Avenue and to utilize rainwater harvesting techniques on the site.

Unrelated to the rezoning, but significant to the overall development, if approved, the applicant should be aware they would eventually be required to remove the existing property lines to build the planned structures. During the subdivision process, they will be required to dedicate right-of-way along the

frontage of both Ashby Avenue and North Main Street as neither of those streets have the appropriate amount of right-of-way width. Furthermore, the Master Transportation Plan designates street improvements that would include a center turn lane and to remove parking on North Main Street between Noll Drive and Charles Street. The Plan also specifies that this section of North Main Street does not have adequate bicycle facilities. Since the subject property falls within this area, the property owner could be required to not only dedicate right-of-way, but also build the necessary street improvements.

Staff appreciates the applicant's willingness to proffer several details to help beautify and lessen the impact caused by the proposed development; but since North Main Street is one of our major thoroughfares and corridors to our downtown, we have several concerns with the justification for this request. First, other than the area around the poultry facilities near Johnson Street and Kratzer Road, and the large parcel where the Intrapac and Montebello companies manufacture aluminum tubes, there are no parcels along this strip planned for industrial uses. Essentially, all of the lots that are designated Industrial by the Land Use Guide have existing industrial uses and are zoned M-1. The majority of the lots along the northern portion of North Main Street are mainly desired for commercial or planned business type uses, and for the most part, the subject parcels' existing zoning regulations are in agreement with the Comprehensive Plan. The lots fronting along North Main Street are commercially zoned and commercially designated and the R-2 lot along Ashby Avenue is designated as Medium Density Mixed Residential. Staff does not want to promote rezoning parcels for undesired land use types, especially in extremely visible locations.

Secondly, as demonstrated by the Comprehensive Plan, the subject parcels are also encompassed within a Corridor Enhancement Area. Parcels that fall within these corridors strongly influence the City's accessibility, attractiveness, and its economic vitality. The City recognizes the importance of these areas and the impact they have on the overall quality and character of the city, and therefore, strongly encourages all proposals and construction to embody quality development and to contain exemplary attributes such as improved streetscapes, multi-modal transportation enhancements, conservation of special features, and other upgrades while also incorporating aesthetic signage. Staff is grateful for the applicant's readiness to proffer several landscaping and streetscape details, but the proposal is still unwarranted. With over 100 vacant, industrially zoned parcels including more than 240 acres, all of which would allow mini-storage and warehousing type uses by-right, a rezoning for such an operation is unnecessary. Furthermore, a development of this type does not depict the type of use desired for this section of North Main Street, and thus is not in the best interest of the City.

Maintaining the subject parcels' existing zoning categories protects the long term goals of the City while it also promotes the greatest potential for these properties. A rezoning for the proposed use would not only alter the characteristics of this neighborhood, but also pigeonhole and label this and surrounding parcels for years to come. Approving this rezoning could undermine the marketability of North Main Street and it would be counterproductive to achieving particular objectives as specified within Chapter 5 of the Comprehensive Plan. Some of these objectives include ensuring that development is compatible with surrounding uses, ensuring that rezonings conform to the Comprehensive Plan, and creating positive images and improvements at city gateways and major travel corridors.

Staff believes the application is unsubstantiated and recommends denial of the rezoning request.

Castle Property Mini Self Storage Project at 919 North Main Street, Harrisonburg, VA 22802

Proposed zoning district M-1 conditional rezoning:

The North Main Street corridor has always been an industrial use area with a mixture of residential and commercial properties. Most all of the original houses on North Main Street along this corridor have been converted to business use, and all of the properties have been rezoned to a non-residential zoning. There remain several M-1 properties currently in use on North Main Street including one across the street from the proposed rezoning area.

The current zoning for the three parcels requesting rezoning is B-2 use in the front 100-110 feet and medium density residential R-2 use in the back. These parcels are just not large enough to allow for mixed use and incorporate all of the required setbacks, parking, landscaping buffers and other code requirements. The front and rear setbacks of 30' each and 10' rear landscaping buffer leave little room to place a building and the required parking. This is exactly why these lots and many others along North Main have remained vacant. Unfortunately vacant or unusable lands along main roads become eyesores and sites for perpetual yard sales, taco trucks, outside auto repair and decorative blanket sales.

Rezoning these parcels will allow them to be improved and provide additional tax base to the city with little or no additional cost of services. Improving these vacant lots with a working business will also encourage neighboring properties to make similar improvements. Limiting economically feasible development options for these parcels will force these properties to remain vacant or mean that only government subsidized development can occur at these sites. This will further grow the city budget and slow the economic and aesthetic improvements so desperately needed along this corridor.

The self storage business will provide secured access mini-storage for residential and business users. Lighting will be minimal and will not add to the current levels of the car wash and 7-11. Access will be controlled by an electronic gate programmed to allow entrance to customers only during the hours of operation with 24 hour access to Police, Fire and staff.

Access of 15 – 25 vehicles per day during the summer months and 10 – 15 vehicles per day in the winter is anticipated. For this type of self storage, typically 90% of the vehicles are cars, pickup trucks or vans. The remaining 10% are mostly small to medium moving trucks. Because of loading issues and access, very few if any large moving trucks or tractor trailers would access this site. Drivers of large trucks typically favor sites with loading docks. The cost to load a large truck by hand further reduces the likelihood that this site will be utilized by this type of vehicle. There are no loading docks planned for this site.

The hours of operation are primarily during daylight hours for the majority of the year. The majority of the lighting will be required in the short days in the winter months. The combination of the landscape buffer and lighting management will actually reduce the current light transfer from the 24 hour 7-11 and 24 hour carwash across the street to the residential neighborhood.

The infrastructure on the northern end of town has been neglected. Today there are no storm water sewers on many of the side streets in an area prone to flooding. Through a combination of rain water harvesting, best management practices and in accordance with the Virginia Storm Water Management Handbook this project will be engineered to reduce the current levels of runoff from the property.

Current Neighboring Uses:

To the South, based on Main Street orientation, a house recently was rezoned from M-1 to B-2C to allow for use as a restaurant. The entrance and exit for this restaurant has been approved to be on Ashby Avenue.

To the North of the site is the office of Castle Property LLC. Castle Property will retain this site as its primary business location and will house the office for the Mini-Storage in the same location as the current rental property office.

To the West of the site is R-2 zoned land that is currently occupied by one single family property. This property is currently sheltered from this site by a grove of trees. Any current gaps along this property line will be further supplemented by additional plantings in the 10 foot vegetative buffer.

To the East of the site are three commercial uses, a commercial truck and auto parts store, a 24 hour 7-11 convenience store and a 24 hour access car wash.

Summary:

The Planning Commission and the City Council have an opportunity to encourage business development along the most neglected quadrant of the city. The proffers guarantee limited negative impact on the area, no cost to the city and aesthetic improvements to a visually blighted area. This project also adds to the City tax base and reduces the current rain water runoff into Ashby Avenue.

We welcome those deciding the fate of these parcels to tour the site especially in the evenings and on weekends. The current zoning and lack of infrastructure is causing the decay of this city's Northern entrance corridor. We hope that you will agree that improvements are needed and desirable. This project would allow private development to fund the needed improvements to the area. This is also an opportunity for the City to obtain at no cost additional desired right of way along both Ashby Avenue and Main Street.

Proffers:

1: Limiting uses to the following subset of the uses by right under Sec. 10-3-96.

- (2) Warehousing and other storage facilities; provided, that the size, volume and contents shall be governed by applicable safety regulations.
 - (9) Mercantile establishments and office facilities accessory to and supportive of the sale, processing and storage of goods and materials as permitted in this district.
 - (11) Accessory buildings and uses customarily incidental to any of the above-listed uses.
 - (17) Public uses.
 - (18) Public and privately owned parking lots and parking garages.
- Additional uses as permitted through the Special use permit process.

2: Landscaping buffer:

Ten foot landscape buffer will be installed along all property lines where M-1 borders R-2 property lines. This vegetative buffer will contain a combination of existing trees and shrubbery supplemented by additional plantings. Plantings will be done in a manner that complements existing vegetation and planted at a maximum separation of six feet. In areas without existing vegetation, plantings will be staggered to provide the most effective visual screening. Plantings will be maintained by the owner.

3: Fencing:

The property will be fenced with a black metal picket-style fence along both Main Street and Ashby Avenue. The remainder of the fencing that will contain the Mini-Storage complex will be a complementing black chain link style fence. The fencing will be on the inside of the vegetative buffer.

4: Tree lined Main Street:

Mulched planting areas along the Main street fences spaces at 40 – 50 foot intervals will a site for one flowering native tree per area. There will be a minimum of 4 trees. Each tree will have a planted trunk diameter of 1" – 2". A species such as Dogwood or other limited height tree will be chosen to avoid future conflicts with overhead power lines. The locations of the trees will be chosen to not adversely impact traffic site lines. Trees to be maintained by the owner.

5: Corner garden area:

A planning area around 20 – 30 square feet will be established at the corner of Ashby and Main Street. This area will house a 4 x 5 foot sign in the back of the garden and planted with evergreen shrubbery, and a combination of annual and perennial flowers. This area will be maintained by the owner. Flowers and shrubbery will be chosen carefully to not adversely impact traffic sightlines.

6: Lighting:

Lighting will be limited and directed downward and toward the buildings. Extensive use of high efficiency bulbs, motion sensors and timers will be used to limit output and conserve electricity.

7: Storm water management:

Two storm water management areas will be established at the two low points of the property. These areas will increase water quality and reduce the current peak flow of water from the property.

8: Hours of Operation:

The actual hours of operation will be determined by the market and may vary seasonally. Tenants will have access only during the hours of operation. Hours of operation will be no earlier than 6:00 AM and no later than 10:00 PM.

9: Exit onto Ashby Avenue one-way:

Tenants will only be able to enter the storage area from the controlled access gate next to the 919 N. Main Street entrance. The gate access on Ashby will be designated for egress only and not used as an entrance. Tenants will not be able to open the Ashby Avenue gate from the Ashby Avenue side.

I agree to the listed proffers as a condition of rezoning the property.

C. Glenn Loucks (signing for Ilex LLC):  _____

Date Application Received: 06-09-09

Total Paid: 375.00

Application for Change of Zoning District City of Harrisonburg, Virginia

Section 1: Property Owner's Information

Name: ILEX LLC
Street Address: 919 N. MAIN ST Email: _____
City/State/Zip: HARRISONBURG, VA 22802
Telephone (work): 540-564-2659 (home or cellular): 540-908-8757 (fax): _____

Section 2: Owner's Representative Information

Name: Glenn Loucks
Street Address: 919 N. MAIN ST Email: _____
City/State/Zip: HARRISONBURG, VA 22802
Telephone (work): 540-564-2659 (home or cellular): 540-908-8757 (fax): _____

Section 3: Description of Property

Location (street address): 907-919 N. MAIN Street
Tax Map Number: Sheet: 41 Block: C Lot: 43.44, 41A Total Land Area (acres or square feet): 1.23 Acres
Existing Zoning District: R2 & B2 Proposed Zoning District *: M-1 conditional
Existing Comprehensive Plan Designation: Commercial / medium density residential

**If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper* Mixed

Section 4: Application Fee

\$325.00 plus \$25.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

- (a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes _____ No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

- (b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes _____ No X

If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: _____
East: _____
South: _____
West: _____

Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: _____

Glenn Loucks for ILEX LLC
Property Owner

Glenn Loucks for ILEX LLC

See Back for Items Required for Submission

CASTLE PROPERTY REZONING
ADJACENT PROPERTY DATA

To the North

TAX MAP	ZONING	ADDRESS	ZIP CODE	DEED/BOOK	DESCRIPTION	LAND USE	OWNER	OWNER ADDRESS	CITY / ST	acreage	property type	statecode
41 C 41	R-2	SUTER ST	22802	1307/343	Vacant < 5 Acres	MEDIUM DENSITY MIXED RESIDENTIAL	KEITH J & LINDA J KNUPP	PO BOX 25	PENN LAIRD, VA 22846	2.015	Vacant	Resid (Urban)

To the West

41 C 42	R-2	90 ASHBY AVE	22802	1641/239	Dwelling	MEDIUM DENSITY MIXED RESIDENTIAL	SONYA LORRAIN E SHOMO	90 ASHBY AVE	HARRISONBURG, VA 22802	0.415	Dwelling	Resid (Urban)
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To the East

41 F 0	B-2	927 N MAIN ST	22802	1037/615	Dwelling	COMMERCIAL	MARY LOUISE HOSAFLOOK NIESWANDER	114 S POPE ST	BRIDGEWATER, VA 22812	0.201	Dwelling	Resid (Urban)
41 F 3 4 5	R-2	50 CLINTON ST	22802	0/0	Apartment (Residential)	NEIGHBORHOOD RESIDENTIAL	ERWIN N & NANCY M LAM	704 MELROSE RD	HARRISONBURG, VA 22802	0.182	Dwelling	Resid (Urban)

To the South

Ashby Avenue & North Main Street
Across Ashby Avenue

41 L 10-14	R-2	91 ASHBY AVE	22802	1362/604	Apartment (Residential)	NEIGHBORHOOD RESIDENTIAL	MICHAEL D SOUTHARD & OTHERS	6260 COINOR FORD RD	MT CRAWFORD, VA 22841	0.115	Commercial	Multi-Family
41 L 7	B-2C	877 N MAIN ST	22802	2811/452	Dwelling	COMMERCIAL	JOSE L & MARISSA CORTES	1910 RHIANON LANE	HARRISONBURG, VA 22801	0.505	Dwelling	Resid (Urban)
Across Main Street												
41 Q 0	B-2	910 N MAIN ST	22802	873/386	Vacant (B1-B2)	COMMERCIAL	CCI REALTY COMPANY	PO BOX 582800	TULSA, OK 74158	0.433	Vacant	Commercial
41 Q 2	B-2	910 N MAIN ST	22802	0/0	Convenience Market	COMMERCIAL	THE SOUTHLAND CORPORATION	ATTN: TAX DEPT 19337 2711 N HASKELL AVE	DALLAS, TX 75204	0.394	Commercial	Commercial
41 Q 5	B-2	920 N MAIN ST	22802	1509/17	Car-Wash	COMMERCIAL	SHOOSTER PROPERTIES LLC	920 N MAIN ST	HARRISONBURG, VA 22802	1.599	Commercial	Commercial